

**MEETING OF THE BOARD OF DIRECTORS  
CARRINGTON PLACE AT FLEMING ISLAND PLANTATION CONDOMINIUM ASSOCIATION  
MAY 2, 2024  
THE FLEMING ISLAND SPLASH PARK**

**CALL TO ORDER**

The Board of Directors of Carrington Place was called to order at 5:59 p.m. on Thursday, May 2, 2024.

**ESTABLISHMENT OF QUORUM AND PROOF OF NOTICE**

A quorum was established. Donna Isley, Judy Chaitan, Patricia Lougheed, and Erick Nelson were all present for the Board. Jean Hoelscher was excused. Christina Bloomfield, LCAM was present for The CAM Team.

Notice was posted three (3) days prior to the meeting on-site and by email on Friday, April 26, 2024.

**HOMEOWNERS FORUM** – No homeowners were present at this meeting.

**APPROVAL OF MEETING MINUTES for January 18, 2024, Budget Meeting** – Donna Isley made a motion to approve the minutes as presented, Judy Chaitan seconded, and the motion carried.

**MANAGEMENT REPORT BY THE CAM TEAM**

From March 2024 Financials

\$ 78,446.07	Popular – Operating
\$337,340.53	Popular – Sweep Reserve 8677
\$ 50,865.49	Cadence Bank Reserve 1780
\$ 84,922.20	1 <sup>st</sup> Citizens Bank CD Reserve 5722 (Renews 6.20.2024)
<u>\$147,616.17</u>	Southstate Bank CD
\$699,190.46	

Collection Status:

0 - Payment Plans  
5 - NLA

**OLD BUSINESS**

**Financial Review by Board:**

None. It was confirmed that The CAM Team is monitoring the expiration date of the Southstate CD in June.

  
7-18-24

## **Parking Lot Repaving**

Duval Asphalt - \$161,300.88

First Coast Asphalt - \$158,268.45

Pro Sealed Asphalt - \$179,650.15

All three (3) vendors were present via Zoom and pitched for the Board. Based on the price and the attention to detail specifically relating to the striping, and as well because First Coast Asphalt performed well at River Hills where Erick Nelson lives, Patricia Loughheed made a motion to accept their bid. Donna Isley seconded, and the motion carried.

## **Clearing Downspouts / Drainage**

Bold City Landscaping is willing to bid on this for us at \$110 per spout to be flushed. An initial inspection of which ones need to be done would be \$112. Erick Nelson walked to the property with Brian from Bold City and said he did not feel they were clear on what needs to be done. Rick recommends that we start at the pond and flush the line out to the first part of the building. If there is still a clog, then Erick recommends flushing the line from the drain nearest the building to clear any additional clogs. Christina Bloomfield will contact Bold City to see about pricing this project out for the future.

**Vinyl Siding and Building Exterior Repairs** – Two bids are being presented to the Board for review.

Elite Builder Solutions, LLC - \$53,940 includes damaged fascia, dryer vents, and gutter cleaning.

Hernandez Exteriors - \$40,020.00 includes damaged fascia, dryer vents, and gutter cleaning.

Erick Nelson had several questions as to why all the dryer vents needed replacing, was the vinyl siding included, and why we needed to cap the damaged fascia instead of hiring a painter to paint it. The Board feel paying this much for the exterior work is too much and asked that Christina Bloomfield have the Hernandez bid reworked to include only the dryer vents that were damaged, to see if partial repairs could be done by replacing only the missing flaps and eliminating the fascia work but adding in the vinyl siding.

## **NEW BUSINESS**

**Mulch** – Three bids for hand laying are being presented to the Board for review.

Huista Landscaping – 110 cu. yards of gold mulch with deep trenches - \$9,830.

Mulch Masters – 110 cu. yards of gold mulch – asked for quote with trenching and did not get a reply - \$6,050.

Igna Landscaping – 110 cu. yards of gold mulch with deep trenches and remove old mulch - \$15,229.50.

\*Without removal of old mulch - \$12,329.50.

Erick Nelson asked if The CAM Team had compared the amount of mulch installed to prior years. They had. Judy Chaitan wanted to know if they would remove the old mulch and not make a mess in the landscaping or patios. Christina Bloomfield said that she would confirm all of those instructions with the vendor. Judy made a motion to approve Huista's bid, Donna Isley seconded the motion, and the motion carried.

**Garbage Cans at Mail Kiosk** - Four styles of cans are being presented to the Board for review. The Board briefly discussed the need for these and decided they were not necessary.

Courtyard (36 gallon) – \$755 - \$830 w/lid.

Landmark Domed top (35 gallon) - \$870 includes lid.

Ranger (45 gallon) – \$515 open 4 way. \$550 closed 2 way.

Thermoplastic (32 gallon) - \$550 for a funnel lid. \$585 for a bonnet lid.

**Waste Haul Contract** – Waste Management approached us about rebidding the contract for our two (2) 8-yard containers. The current contract with Waste Pro and bid from Waste Management are being presented to the Board for review.

Waste Pro – Contract since April 2021 - \$700 initial for two 8-yard containers and 5 free bulk items per month plus \$15 p/item after and white goods (appliances) \$30 p/item. Annual and semi-annual in 2023 increases were 9-10%. Currently, we pay 1046.32 for just the 2 containers + fees.

Waste Management – Bidding \$873.91 (\$646 + fees for two 8-yard containers). 15 free bulk items per month and \$15 each thereafter. White goods \$20 each. All delivery fees are credited once the account bills the first time.

The Board decided that we should give our current waste hauler, Waste Pro an opportunity to counteroffer.

**BIDS TO APPROVE** – None.

**BIDS TO RATIFY** – Four bids are being presented to the Board to ratify.

Home Team Inspection Services – Wind Mitigation Services

Huista Landscaping - February and April Irrigation Repairs + main line break in April

Huista Landscaping – Perennial Flowers at the Front Sign

Donna Isley made a motion to ratify the approved bids, Patricia Lougheed seconded, and the motion carried.

**NEXT MEETING SCHEDULED FOR July 18, 2024**

**ADJOURNMENT**

All business being completed, Donna Isley made a motion to adjourn the meeting, Patricia Lougheed seconded the motion, and the meeting adjourned.

**APPROVAL SIGNATURE:** \_\_\_\_\_