

**Carrington Place Condominium Association, Inc.**  
**Board of Directors Meeting**  
**Thursday, January 19, 2023**

**Minutes**

The meeting was called to order at 6:00 p.m. at the Fleming Island Splash Park located at 1510 Calming Water Dr., by President, Donna Isley. A quorum was established.

**Present:** Board members Donna Isley and Rick Nelson were in attendance; Kathy Melton, CAM represented The CAM Team.

**Calling of Roll and Certifying a Quorum:**  
A quorum of Board members was present.

Notice of the meeting was posted on the property in accordance with Florida Statutes.

**Minutes**

A motion was made by Donna Isley to approve the minutes of the October 20, 2022 Board of Directors Budget meeting as presented. Rick Nelson seconded. None opposed and the motion carried.

**Open Forum:**

A tenant was present and expressed concerns about a mulch allergy. The tenant was instructed to have the homeowner contact Management.

**Manager's Report:**

**Financial Report – As of December 31, 2022**

Operating Account	\$ 152,822.98
Reserve Account	\$ <u>515,772.12</u>
<b>Total</b>	<b>\$ 668,595.10</b>

- Total Accounts Receivable: \$3,480.38. Total delinquencies over 90 days: \$1,831.03.
- Statements are mailed monthly and were last sent on January 6<sup>th</sup>. Five (5) accounts had a balance as of 12.31.2022. Two accounts are with the attorney. A homeowner who received a NLA has paid in full.
- There have been no new owners since the October 20, 2022 meeting.
- The raccoon issue appears to be under control. Monthly treatments are being done on the property and traps are set as needed.
- The Reserve Study needs to be finalized. The Board discussed the option to move funds from the Operating account to the Reserve account to reduce the amount of the annual contributions. The Board opted to leave the funds in the Operating account.
- A minor stucco repair will be completed at the mail kiosk.
- A homeowner has been sent to the attorney for a curtain on a balcony.
- The neighboring church cleared the fence line along the Carrington Place fence.
- The quarterly wet pipe inspection was completed and everything passed.
- All maintenance issues should be reported to Management.

**Old Business:**

- Sidewalk Repairs – A proposal was approved at the December meeting. The vendor is backed up but will schedule the repairs as quickly as possible.

4-20-2023



- Decals – The Board discussed whether to reinstitute the decal policy in the community. The matter was tabled.

**New Business:**

- A motion was made by Donna Isley to appoint Jean Hoelscher and Pat Lougheed to the Board of directors. Rick Nelson seconded. None opposed and the motion carried.
- Landscape
  - A new contract was presented from Landscape Remedies with a \$200.00 increase per month. The matter was tabled and a meeting will be scheduled on property with the Board and Wanda from Landscape Remedies.
  - There have been several irrigation issues on the property over the last year. The Board would like to know the date of scheduled irrigation inspections and to receive an irrigation report.
- 2023 Projects
  - Seal/Restripe the parking lot – A proposal was received from Rogers Pavement Maintenance to do asphalt repairs, seal the parking lot, and restripe the parking spaces - \$19,090.00. The Board would like proposals to mill and resurface the parking area for comparison. The Reserve Study shows 4-5 years useful life remaining on the parking lot.
  - New stop signs will be ordered.
  - A proposal was received from T&M Electric to replace five (5) lights at the mail kiosk - \$720.00. The matter was tabled until additional information is received from the electrician.
  - A proposal has been requested from Gator Vinyl to repair/replace vinyl on the property, including the vinyl wrapped posts and roof fascia.
  - Management will provide information on bench options and a barbecue grill to be placed by the pond.

**Next Board Meeting:** Thursday, April 20, 2023

**Adjournment**

All business being completed, Rick Nelson made a motion to adjourn the meeting. Donna Isley seconded. None opposed and the meeting was adjourned at 7:51 pm.