

**MEETING OF THE BOARD OF DIRECTORS
CARRINGTON PLACE CONDOMINIUM ASSOCIATION, INC.
THURSDAY, JULY 18, 2024, AT 6:00 PM
THE FLEMING ISLAND SPLASH PARK**

CALL TO ORDER

The Board of Directors of Carrington Place was called to order at 6:03 p.m. on Thursday, July 18, 2024.

ESTABLISHMENT OF QUORUM AND PROOF OF NOTICE

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

Notice was posted on-site and by email more than three (3) days prior to the meeting on Friday, July 12, 2024.

HOMEOWNERS FORUM – Homeowners discussed ducks, trash violation charges, and their status with the attorney due to payments being made to the wrong Association.

Regarding the homeowner who paid the wrong Association and was sent to the attorney, after hearing the homeowner's appeal, Jean Hoelscher made a motion to waive any attorney fees and filing fees the homeowner was charged and to waive any late fees after May 20, 2024, when the homeowner proved she paid the attorney, Crabtree Law Group. Erick Nelson seconded the motion, and Patricia Lougheed voted in favor, while Judy Chaitan and Donna Isley voted against.

The Board asked that the Homeowner be granted access to pay online again once we verified that the Attorney had mailed it to the Association.

Regarding the trash violations, ducks, and measures homeowners are taking to prevent them from coming onto their patios, a healthy discussion occurred regarding the adopted April 2018 Community Policies. The Board did not agree that a Trash Fee should be charged to homeowners because the Community Policies do not indicate a Trash Fee may be charged if trash is left outside of the containers on site. Jean Hoelscher made a motion to waive the trash fee for the homeowner, Erick Nelson seconded, and the motion was carried unanimously.

The Board will take into consideration adding color and specifics regarding patio items and what should be sent a violation letter. While ducks may be a problem, the Board did not vote to do anything to trap or deter the ducks at this time.

Christina Bloomfield, of The CAM Team was asked to email the Board a list of any violations for approval prior to sending them. Additionally, she will prepare a Trash Etiquette notice to be posted on-site and emailed to homeowners as well as a Don't Feed the Ducks notice.

APPROVAL OF MEETING MINUTES for May 2, 2024 – Erick Nelson made a motion to approve the minutes as presented, Donna Isley seconded, and the motion carried.

MANAGEMENT REPORT BY THE CAM TEAM

From June 2024 Financials

\$ 24,120.25 Popular – Operating
\$359,450.82 Popular – Sweep Reserve 8677
\$ 50,866.34 Cadence Bank Reserve 1780
\$ 85,059.93 1st Citizens Bank CD Reserve 5722 (Renews 6.20.2024)
\$147,616.17 Southstate Bank CD (Matures 9.23.2024)
\$667,113.51

Collection Status:

2 – Attorney Payment on Hold
7 – NLA
1 – Bank Foreclosure

OLD BUSINESS

ARB Guidelines and Covenants and Restrictions – Per the earlier discussion, the Board will be reviewing these documents for consideration in the future. It will be added to the next Board Meeting agenda.

Landscaping – Mulch has been installed, irrigation inspections and repairs are being made monthly. Reports are being received. The CAM Team is on-site nearly once a week to see the property. Upon a recent inspection with Judy and Donna, some enhancements were discussed.

Huista Enhancements include sod replacement (\$5,400), trimming a tree from the light pole (\$1,015), and adding Jasmine in front of units 102 and 411 on the islands (\$525). Total \$6,940.

Patricia Lougheed voted to approve the Huista bid minus the tree trimming because a new tree bid is being presented. Donna Isley seconded the motion, and it carried.

Capital Projects –

- Exterior Renovations - Bids are on-going for gutter cleaning, vinyl repairs, dryer vent repairs, fascia repairs or repainting, and stone repair or replacement. If we are doing the asphalt in October, does the Board want to begin with this in 2024 or 2025? The Board wants to do pressure washing, gutter cleaning, and fascia painting in 2024. Erick Nelson mentioned that the shutters could use a coat of Armor All and asked if Mitch Bulmer, the contractor, could bid it. Erick also asked about door paint peeling, but no one else seemed to have that issue at their unit.
- Parking Lot Renovation – The Board expressed the desire to wait until October outside the rainy season to scrape and overlay the asphalt. Ben with First Coas said there could be an increase in petroleum costs. Rick would like to verify that the surfaces where ponding is a concern will be leveled to correct future ponding.

- **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.

NEW BUSINESS

Budget Wish List – No items were discussed by the Board; however, Donna Isley and Jean Hoelscher stated that we should introduce ARB Guidelines regarding screening in patios and balconies. Donna Isley will be working on bids for this.

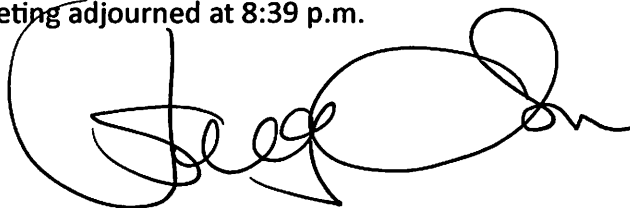
Annual/Budget Meeting – Scheduled for Thursday, October 17. Jean Hoelscher is in the middle of a two-year term. Erick Nelson was just added as a two-year term as was Judy Chaitan. Patricia Loughheed is going to step down at the end of the year. Donna Isley did not state if she would stay on the Board as President or not.

Website – Because Carrington Place is less than 150 units, current legislation does not require a website. The primary function of the site has been to house the documents, provide information on TCT and access to the payment portal. Traditionally, minutes and agendas are only available on the private side of the website for homeowners, so I mistakenly did not go to the site for any updates since none have been presented.

Donna brought it to my attention that meeting minutes and agendas should be on the site and that was updated within 48 hours of the request.

The Board discussed making the meeting minutes and agenda private as opposed to having them on the public website. Donna Isley and Jean Hoelscher stated they should be there for future owners in a measure of transparency. In 2026, any HOA and Condos over 25 doors will be required to have these and other items on the private part of the website, so I am already gearing up to get that done well before the end of the year for Carrington.

Adjournment - All business being concluded, Jean Hoelscher made a motion to adjourn the meeting, Judy Chaitan seconded, and the meeting adjourned at 8:39 p.m.



10/17/2024