

**Barrington Park Condominium Association, Inc.**  
**C/O Total Professional Association Management, Inc.**

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**May 12, 2020 Board of Directors Meeting Minutes**

<b>Board Members Present</b>	Tom Herzog, Kathy Bartlett, Jody Hill
<b>Management Present</b>	Cindy Hoogerheyde, Tom Rowand Jr, Michael Murray with TPAM
<b>Meeting Notification</b>	Meeting was duly posted in accordance with Florida Statutes. Meeting was conducted via teleconference.
<b>Establishment of Quorum/Call to Order</b>	With a quorum of the board present the meeting was called to order at 6:03 P.M.  There were 3 unit owners on the call as well.
<b>Reading/Waiver of Reading/Approval of previous meeting minutes</b>	A couple of positions noted on the February minutes are to be corrected. Tom Herzog- VP Kathy Bartlett- Treasurer Jody Hill- President David Jenkins-member at large  A motion was made by Jody, 2 <sup>nd</sup> by Tom to approve the previous meeting minutes (with corrections), motion passed unanimously.
<b>Community Update</b>	Social – NA  Finance – (one representative on the call) recommendation for the 2021 budget would be to maintain the current rate.  The board discussed the recommendations and decided to continue with the previously approved (2020) budget for the next fiscal year that starts July 1. That will be the 2021 fiscal year. The motion was made by Tom,

	<p>second by Jody and passed unanimously to continue with the current budget. The management company will send out the budget to all owners within the mandatory timeframe as directed by Florida Statutes.</p> <p>Building Maintenance and Construction – NA</p> <p>Rules / Security / Enforcement – No current committee formed, however Tom Jr and Michael updated on a few items that have filtered through the management’s office. Items such as parking, trash and noise have been called in. All issues handled at this time.</p> <p>There was discussion about wrist bands for the pool amenity center. Cindy stated the Association has rubber arm bands for residents and would give a few extra for guests, the board would like to have us get some plastic temp bands for guests. We will order those.</p> <p>TPAM will send out an email blast to the community with updates on the pool, amenity center and the gate.</p>
<p><b>Old Business</b></p>	<p>Audit: The 2017 audit was performed and submitted to the bank as required. There were bids received for the 2018-20 audits. The prices varied from \$42k-\$25k for the remaining years. A motion was made by Kathy to move forward with the same company CRI that just completed the 2017 audit, second by Jody, Motion passed.</p> <p>There was discussion on the last draw of the line of credit and the necessary inspection the bank is requiring to proceed. Michael will follow up with the bank on the specific areas needing inspection reports.</p>

	<p>Damage to units- Tom Jr. updated the findings thus far about the extent of damage to several units by a (yet) affirmed flaw in construction or upkeep. There was discussion about “possible” causes. The units have been inspected and some final determinations forthcoming. TPAM will keep the board notified.</p> <p>Tom Jr updated the latest on landscaping, tree trimming and some upcoming needs of the community. The association just had some trees trimmed back that were touching the buildings causing issues with squirrels and exterior maintenance.</p> <p>Michael &amp; Cindy updated the board on a long going sewer clean out servicing the 800 number units. The piping is compromised, and sewage has backed up into a unit. The owners only request is to have the tree causing root damage to the pipe removed and the pipe itself fixed. The management will move forward getting a vendor out to remedy.</p> <p>Cindy updated as to the current status of the gates and the workings of the remotes. Anyone having remote issues are to contact the office.</p>
<p><b>New Business</b></p>	<p>BRG- Tom Jr updated the board with the scope of work offered up by the engineer. At this time the association will hold off on that volume of proposed work until a few outstanding items are completed and then will proceed systematically with repairs to keep costs down.</p> <p>The sealing of exterior windows and vents were discussed, and the consensus was to have TPAM receive quotes for the work and take a proactive and not reactive approach</p>

	to possible areas that would cause moisture issues for units.
<b>Owners Comments</b>	NA
<b>Adjournment</b>	With no further business, a motion was made by Jody, 2 <sup>nd</sup> by Kathy, to close the meeting at 7:30 PM.