

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

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May 25, 2021 Board of Directors Virtual Meeting Minutes

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Board Members Present	Jody Hill, Tom Herzog, James Brown, Beth Griffin
Management Present	Ray Holloway and Tom Rowand from TPAM
Meeting Notification	Meeting was duly posted in accordance with Florida Statutes. Meeting was conducted via teleconference.
Establishment of Quorum/Call to Order	With a quorum of the board present the meeting was called to order at 6:33 P.M.
Reading/Waiver of Reading/Approval of previous meeting minutes	Minutes from April 13, 2021 were approved. Motion by James, second by Susan. Minutes approved unanimously.
New Business	Pickleball: Jody shares that there is an interest to modify the tennis court for play. Discussion. Ray explains the process and his experience. Additional Committees for Activities: Jim request to postpone until next board meeting. Jody makes motion, Tom Seconds. Motion passes. 2021/2022 Budget Prep Workshop: Ray explains the process of workshop, elections, and annual meeting. Jim asks how Barrington can pay bills after July 1. It rolls over until the annual meeting is held. Jody suggests having a short board meeting and combine workshop. Jody said his last meeting is June. Jody makes motion to have workshop in June. Annual meeting needs to

	<p>be around physical year. Monthly meetings to be held on the 4th Tuesday of each month. Budget workshop to be held on June 22. Annual meeting to be discussed at next meeting.</p>
<p>Old Business</p>	<p>Moisture Issue Update: Tom R gave moisture issue updates. Have scheduled TSSSA to determine moisture issues through windows. Tested 12 windows and sliding doors. Windows passed inspections. TPAM to provide TSSSA results to unit owners.</p> <p>Unit 917: Severe mold issue in their unit. Report was cost \$550. Report was given to board. Concerned moisture and mold issues. Shared information about previous contractor coming in about a year ago and tenant was relocated for 3 days. Owner was not aware of the construction. No source was determined where moisture was coming in from testing results. Tom R explains other units that have had moisture testing has determined where moisture was coming from. If this it falls on the HOA to repair, they will. Dry wall was removed and replaced. Unit 917 to check with time frame of repair with tenant. Windows in unit 917 did pass test but there's other concerns around the windows that were a concern. 917 asked if they could caulk around exterior. It was suggested not to at this time since the information has been sent to BRG to determine best route. 917 has issues with moisture testing being conformed that there is a problem, but insurance company says there is not. Without a water a walk through capturing the leak the insurance company must have proof that the water is penetrating before they can commit to the claim. It was nothing showing on invoices that Westscott went into any unit. Unit 917 shared that there were other unit owners placed while construction was being done.</p>

Unit 917 wants to know what is going to be done since they are in a holding pattern. Tom R shares that Barrington Board will need to approve the caulking. Unit 917 to find out when drywall was removed in his unit. Tom R will check with Westscott to see what units were displaced. Jody states that we are investigating. Unit 917 will contact his tenant. He was not aware of any improvements. Jody asks that any additional information would be helpful especially the date on construction.

Window Ownership:

DJ shares information Declaration 3.2.C windows responsibilities belongs to owner.

Pressure Wash/Painting Hallways:

Kensey is lowest quote provided he is awarded the painting of all hallways; total \$11,900 (Labor/Materials), \$250 (Maint/Mail building), \$100/balcony (for those who removes furniture/items). Painting of hallways; \$29,680. If awarded both deduct \$4,158.00. Hallways will be pressure wash inhouse. Jim makes motion. Tom asked about painting hallways being included. Both quotes for painting and pressure washing are being voted on. Jody asked about schedule to make sure residents are aware. Jody seconds. Motion passes.

Dryer Vent Cleanouts:

Bowden is the only company that will clean out. Called 2 other companies that told us our property is too big or did not have the time. Bowden supplied 2 quotes: \$14,985 (inside) and \$23,995 (inside/outside plus lift). See quote details dated 5/20/21. Tom H explains the process he is experienced himself. Jody makes motion when pressure washing is being done to pull out the dryer vent cap since this is a concern. Jody makes motion to table Dryer Vent Cleaning, Jim seconds. Motion passes to table for additional information.

Communication:

	<p>Jim shares a better way of communication with all residents. Jim to get with Ray and TPAM to discuss. Also discusses better ways of enhancing the website and FB. He asked about bringing someone in to discuss with board. Jody is open to a day meeting; Monday 6/21/2021 @ 1pm.</p>
<p>Community Update</p>	<p>Garden Club: Carol gives update on status. Carol thanks Ray for his involvement. Garden beds are in. Still deciding on fence. Al-Pro will donate soil.</p>
<p>Treasurer Report</p>	<p>Treasurers Report: Beth shares board members has the same information as she does. If others have any question, she will be glad to share with them. \$850K in asset and liabilities. Income Statement had a little over a million in gross profits. 98% is in income. Net Operating income; \$408,750. Net Income; \$110,962. Loan repayment at Centennial Bank is about \$400k. \$350k Operating equity (has not be designated). Everything is in good shape. Jody summarizes loan: cricket in all roofs were not installed properly. Initial cost \$1.2m but there were other issues in roof which increased cost to about \$3m. Five-year loan.</p>
<p>Managers' Report</p>	<p>Ray gives management report: Al-Pro Mulch- Mulch to be delivered Friday and will replace throughout week. A/C drains- Currently trying to find another vendor. Explains HOA is responsible for vertical lines. Owners are responsible for horizontal lines. Hot Tub- Chlorine issues. New heater ordered. Vehicle Tow- Towed 3 vehicles and owners have reached out to office. Vehicles not marked with valid tag will be towed. If parked for 2-3 weeks without moving, they will be towed as well. Hangouts in Parking Lot- Individuals have been caught drinking around their vehicle.</p>

	<p>After they have their fun, they leave complex. Jody has volunteered if they get tags, he will run it to find out owner.</p> <p>Front door hardware- Should be replaced this week. Hardware is obsolete.</p> <p>Dumpster issues- People replacing flooring and dumping their old flooring at dumpster, plus people that do not live here drive by and dump their garbage into the dumpster. Take your old carpet to the dump. Jim complimented the mailroom staff for policing the dumpsters and timing of Marpan pickup. Marpan is responsible for sensor.</p> <p>Owner/tenant audit information- Have received about 50 returns as of date. This is being police with new owners/tenants. Jim asks the penalty for owners not returning. Board's decision. Jody states that the code has never changed. HOA needs to investigate changing this periodically. Tom H suggest sending out another mailing that we are going to change codes by such date and start changing the common code periodically. Jody suggests a personal code as well.</p>
Owners Comments	<ul style="list-style-type: none"> -Sticker on vehicles. -Fix air-conditioner in clubhouse (foyer area). -Commercial vehicles allowed. One is around building 11 and 1. -Vehicle towing and has valid tag. Communicate this with office. Violation warning is posted.
Adjournment	<p>Adjourned at 8:25 pm.</p> <p>Motion to adjourn made by Tom, Jody seconds. Motion passes.</p> <p>Next meeting will be Pre-Budget Workshop on June 24, 2021.</p>