

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

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January 19, 2021 Board of Directors Meeting Minutes

<b>Board Members Present</b>	Jody Hill, Tom Herzog, James Brown, Susan Bosse, Beth Griffin
<b>Management Present</b>	Ray Holloway
<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 6:02 P.M.
<b>Reading/Waiver of Reading/Approval of previous meeting minutes</b>	Minutes from November 10, 2020 were approved. Motion by Susan, second by Jody. Minutes approved unanimously.
<b>Old Business</b>	<p><b>Paul (BRG):</b> Explanation from spreadsheet regarding balcony issues. Paul explained the scope. Jody explained there was some construction issues that happened previously. Paul explained that they identify defective construction issues and helps owners manage repair process. Paul shared 3 steps: Go with contractor, bring BRG to identify problems or to do both. Once problem is determining they would know how to deal with others should this become an issue. Bringing in contractor with BRG would reduce the price. Jody suggested getting a bid to fix and getting BRG to inspect. Susan suggested to review one balcony and give an estimate. <b>Find out if this is a board or owner responsibility.</b> Get 3 estimates. Tabled for additional discussion.</p> <p><b>Gutters:</b> Gutter Solutions- \$33,565.00; A1A- \$32,728.00; A1A- \$28,920.00. Susan request</p>

	<p>more extent of warranty from each. Spell out warranty on quotes for parts; material, gutters, etc...</p>
<p><b>New Business</b></p>	<p><b>Metro Fibernet:</b> James suggested to forward contract to Lawyer to get a better understanding and direction if they should go with it. Ray to reach out to Metro Fibernet and schedule a presentation and follow up with some legal advice from attorney. Tabled until additional information is provided from Metro Fibernet. Motion by James, Second by Susan. Passed unanimously.</p> <p><b>Roanoke Entrance Gate:</b> Ray explains Verge had to order a part. New part was installed today. All gate remotes must be reentered back into system, which should be fully operational by Friday. Discussion to combine both gates on one system. Get quote for both gates to be put on one system.</p> <p><b>Front Door at Main Office:</b> Door has been having locking issues. Davis has been here 3 times to fix doors. The materials are obsolete and would run \$1,100-\$3k.</p> <p><b>Managers Report:</b> Building # 7 sidewalk is a trip hazard. Kids misbehaving at clubhouse. Ray has talked to several parents to police their misbehaving. These kids have been asked to leave. Jody shared that they should have supervision under age of 16 yrs. Complaints about trash being left out in hallways. Ray puts violation cards on doors. It was discussed to enforce property owners that if trash is left out to implement fines. Susan questioned various other fining processes. Jody suggested after first offense is violation card, \$25 for second offense. Susan questioned how to enforce receiving their fine. Ray explains the process. Jody makes motion to start enforcing fines, James seconds. Passes unanimously. James questions of definition of things being left</p>

	<p>out; cardboard boxes, shoes, chairs, plants. Items to be enforced is for trash only. Message to be sent out to all owners. Beth questions why trash is being left out at dumpsters. There have been bulk items left on outside of dumpster. Someone tore the lock off the dumpster door. We had to take it off and drill 2 holes to chain it. Jody asked if the reset button was broke. Ray to contact Marpan since it is not automatically resetting.</p> <p>Radon Machine: Radon machine is currently starting a noise disturbance among owners. Owner has made contact but has currently been cut off. Owner said the HOA installed but there are no records.</p> <p>Massey: Trying to police those who are purchasing or renting units to be sprayed when needed. Susan requested we do a better way to share the process of Massey.</p>
<b>Community Update</b>	<p>Homeless Shelter: Ray shares that there is a colony off Roanoke, across from Barrington. Ray has been working with both Sheriffs Dept and Police Dept. Paperwork has been filed.</p> <p>James asked about Neighborhood Watch committee.</p>
<b>Owners Comments</b>	<p>James shared about starting a basketball contest among Barrington Park Community. Jody shared that there is additional \$ in the budget for activities. Barbara Boutin is the activity coordinator. Jody shares that we need community involvement and a coordinator to oversee these programs/events. James also proposed a tennis match between battle of male/female.</p> <p>Community Garden: Owner mentioned an interest in doing a community garden. Jody encourages this through building/grounds committee. He also explained about changing a common ground area would need a vote. Ray to ask attorney the process how this can be done.</p>

	<p>James discusses Nextdoor website has been put in place.</p> <p>Question about using gym. Jody suggested to reserve for usage.</p>
<b>Adjournment</b>	<p>With no further business, a motion was made by Jody, 2<sup>nd</sup> by Susan, to adjourn the meeting at 7:34pm.</p>