

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

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March 9, 2021 Board of Directors Virtual Meeting Minutes

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<b>Board Members Present</b>	Jody Hill, Tom Herzog, James Brown, Susan Bosse, Beth Griffin
<b>Management Present</b>	Ray Holloway and Tom Rowand from 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 6:02 P.M.
<b>Reading/Waiver of Reading/Approval of previous meeting minutes</b>	Minutes from February 16, 2021 were approved. Motion by Tom, second by Beth. Minutes approved unanimously.
<b>New Business</b>	<b>Cheri Garbark and Wayne (Metronet):</b> Shares information about Metronet coming into Barrington Park. Metronet will use their own equipment and materials. UAA agreement, which was sent to all board members and attorney for review, is explained but requires approval from the board to sign. There is no contract with Metronet. Metronet operates on a one-hour window for installs. Board discusses afterwards. Board would have an additional revenue stream. Barrington can get out of contract with Comcast, but it was suggested to get Metronet established before cancelling contract with Comcast. Jody makes motion to sign agreement and for Metronet to do a site plan, Tom seconds.

	<p>Board will need to approve plan in the next phase. Motion passes.</p> <p><b>Dryer Vents:</b> Clean out dryer vents throughout Barrington. Susan makes motion to get quotes and pursue once a year, Jody seconds for quotes to get done. Motion passes.</p> <p><b>Parking Stickers:</b> Ray shares stickers were used previously. There is a concern with non-owners/tenant’s vehicles parking on the premises. Jim provided an example of previous stickers that were used.</p> <p><b>Fire Watch:</b> Ray provided information that Barrington is on firewatch. Fire Marshall came and inspected and placed Barrington on 24 hr. firewatch due to no response from each building. Surge is not connecting to main controls. We are having to do firewatch until fixed. Times are from 9pm-6am. Hiller provided a price at <b>\$4,939.63</b>. It was suggested to get another quote. It was suggested to increase the surge protectors from 12-24 volts. Ray to get another company. Susan suggested to pay part-timers until equipment can come in. Tom suggested another company- Fire Professionals.</p>
<p><b>Old Business</b></p>	<p><b>Dog Park:</b> Closed. No response. Jim makes motion to close dog park discussion, Jody seconds. Motion passes.</p> <p><b>Garden update:</b> There are currently 7 members that have shared an interest and applied to help. Committee chair shared information with the board what all they have done to date. Will share additional information at next meeting; budget, plans and location at next meeting.</p> <p><b>Sidewalk update:</b> About 60% complete. There was a water line that broke during the removal of some concrete. It did affect the swimming pool water line, but Ray refused for pool to be closed. He talked with Wally to keep pool up and going. Jody commended TPAM for pool being closed</p>

	<p>during spring break in the past and TPAM keeping it open this year. Tom H. discussed adding a couple of more places to add sidewalks by tennis courts, by pool and another area. Ray to check and follow up on this.</p> <p><b>Gutter update:</b> They have started.</p> <p><b>Moisture Intrusion update:</b> Resealing all windows. BRG made recommendation to evaluate pressure of windows instead of seals being caulked first. Tom R. shares that windows seals may be bad causing the issue that is allowing moisture to intrude. BRG proposed to test first before spending money to caulk in hopes of identifying all the issues. Jody makes motion to get windows tested first, Tom seconds. Motion passes. Ray did follow up with previous contractor to caulk everything and he will still honor quote at \$50k.</p>
<b>Community Update</b>	N/A
<b>Treasurer Report</b>	<p>Beth shares financials. Beth and Maria (TPAM) talked the day before. Beth questioned the board if there was anything they wish for her to discuss. Tom H. wishes to stay up to date on AR and collections. Susan is curious what is happening after 90 days collections. Tom R. explains they are in collections after 90 days with attorney and have been able to receive collections; those who sell units 100% of collections are received. If a settlement is involved the attorney will present to board for decision on what they wish to do. Bank statements are normally received, by mail, at Barrington around the 15<sup>th</sup>. Susan and Beth wish to see budget actuals. Maria (TPAM) is going to assist Beth with accruals. Tom R. explains the \$250k stipulations and moving money. Beth explains treasurers report and the layout.</p>
<b>Managers' Report</b>	<p>Gutters and sidewalks were shared earlier. Hallways need attention. Ray shared</p>

	information related to an individual tripping on the sidewalk. There is liability that covers Barrington should this be needed.
<b>Owners Comments</b>	Jim asked if contract has been shared with attorney. The attorney has reviewed and has stated Barrington has contract with Comcast but can get out of contract. The HOA only has Comcast contract with Barrington Park office area. Owners can choose who they wish to use. Jim feels there is a \$7k savings to go with Metronet. Jim wishes to come up with a communication plan with assistance of TPAM. It was suggested to update contact owners/tenant's information to make contact and to get information out to them. There is another Facebook account.
<b>Adjournment</b>	With no further business, a motion was made by Jody, 2 <sup>nd</sup> by Tom, to adjourn the meeting at 7:33pm.