

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

P.O. Box 12412, Tallahassee, FL 32317

850-583-1173

E-mail: customerservice@tpam.biz Website: www.BarringtonPark.net

August 20, 2020 Board of Directors Meeting Minutes

Board Members Present	Tom Herzog, Jody Hill, Beth Griffen
Management Present	Ray Holloway, Tom Rowand Jr, Michael Murray with TPAM
Meeting Notification	Meeting was duly posted in accordance with Florida Statutes. Meeting was conducted via teleconference.
Establishment of Quorum/Call to Order	<p>Jody moved to appoint Beth Griffen to the board. Tom second the motion.</p> <p>Jody motions for Beth for Treasure. Tom seconds. Motion is approved.</p> <p>Jody motions for Tom to continue as VP. Beth seconds. Motion approved.</p> <p>Tom motions for Jody for President. Beth seconds. Motion approved.</p> <p>With a quorum of the board present the meeting was called to order at 6:16 P.M.</p>
Reading/Waiver of Reading/Approval of previous meeting minutes	Minutes from August 20, 2020 were approved. Motion by Tom, second by Kathy.
Old Business	<p>Tom Rowand:</p> <p>Collections- updated items. Has been updated with the board. Owners have approached TPAM regarding collections since Tom R met with the attorney.</p> <p>Problems with vendors providing services to Barrington: Al- Pro increased contract, which was most cost efficient. Still having landscape issues not being done. Pool vendor: Having issues with jets, leaks and algee. Tree proposals: Need to follow up to clean up property possibly after hurricane</p>

	<p>season. Moisture intrusion: TPAM working with private ownership to find out issues that were caused by faulty window seals. Statutes of limitations are out of time. 3 proposals were submitted- \$35k is the best value and best quote. Tom recommends moving forward.</p> <p>Jody: question when an owner purchased a unit they have inspection that passed. Why is it the responsibility of HOA? Attorney's don't feel they could defend and would be a big expense. No one knows why it wasn't brought to someone's attention sooner.</p> <p>David Jenkins and Mary Jane join the meeting at approximately 6:20pm.</p> <p>Units are currently empty. Estimate of \$6k/unit. TPAM recommendation to include caulking of all windows throughout pending cost, to do either; inhouse, contractor to be awarded or separate contractor. Tom Herzog requested a copy of the AIPro contract. Tom H is concerned with the cost of pursuing the moisture project versus budget. Michael reports they do have \$ to pursue a project according to budget and collections. Association is responsible for the exterior. Tom H requested an agreement (Attorney to draft letter of agreement). Association is responsible for the exterior. Trivest and Templeton are responsible for the remaining interior. Kathy makes motion, Tom H second \$35, 589.00, Approved.</p> <p>Micheal: Gathering information for audits</p> <p>Jody: Tree removal- topping and tree trimming. Trees are being evaluated monthly. Tom suggested waiting until after hurricane season. AIPro maintains canopy 6'-8'.</p>
<p>New Business</p>	<p>Ray: unattended guest utilizing amenities without the owner/tenant being present. Board supports guests, without an owner/tenant being present to leave.</p>

	<p>Waiver form has been added for guests to sign while participating in amenities. Board request to get a second quote for gutter cleaning, other than A1A. Board gave prior approval to pursue the lowest quote. Board request to get a second quote to replace air conditioning in the weight room.</p> <p>Jody requested to start getting 2-3 quotes. Tom R explained the need to either close the weight room due to poor circulation, and COVID-19, or replace the unit. Board requested to get a second quote, other than TMAC, and gave prior approval for the lowest quote to pursue.</p> <p>Adm. Assistant was approved by the board to work 30-35 hrs/week. Jody made motion, Tom second. Approved.</p> <p>Discussion on annual meeting mailout and how to proceed with the meeting while dealing with COVID-19. Meeting will be held virtual with on-line login or call-in.</p>
Community Update	Social – NA
Owners Comments	16:04 left off
Adjournment	With no further business, a motion was made by Tom, 2 nd by Kathy, to adjourn the meeting at 7:18pm.