

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

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October 13, 2020 Board of Directors Meeting Minutes

Board Members Present	Tom Herzog, Jody Hill, Beth Griffen
Management Present	Ray Holloway
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 6:12 P.M.
Reading/Waiver of Reading/Approval of previous meeting minutes	Minutes from October 13, 2020 were approved. Motion by Tom, second by Jody.
Old Business	<p>Gutters: Ray explains gutter issues from Gutter Solutions. They completed an overall inspection of all gutters. Kinsey Coatings also submitted a quote. Jody request a priority breakdown of importance from each vendor. Building 1, 2, 5,6,8, 11, 13, 14 are in need of repair. Jody is concerned with warranty and if a final report from Westcott had been presented. Tom request specifics of warranty and prioritizing based on budget needs. Beth is concerned with cash flow. Ray suggested to reclassify the severity. This discussion was tabled. Tom made motion, Beth second. Motion passed to table.</p> <p>Reseal of parking lot: Kinsey Coatings provided quote to reseal and repaint parking spots. Ray explained the various parking spaces to allow space between vehicles going from sidewalk toward buildings, which means each building would loose one parking space to</p>

accommodate this need. Tom asked about reserves and to revisit budget based on need. Jody questioned handicap spots. Ray requested to table this since it is in lump sum and to get a breakdown. Ray also shared information regarding pressure washing hallways and paint coming off the walkways. Jody moved to table, Tom second. Motion passed. Tom request to set-up an executive session to discuss budget items.

RV/Camper/Boat Parking:

Kensley incorporated parking spots with cost. Jody and Ray had made suggestions on additional parking areas throughout complex. Tom had concerns on impact of other residents. Jody shared parking areas. Discussion to add six spots, instead of ten. Additional parking spots would allow revenue to association. Tom is not in favor of adding additional parking for RV/Campers/Boat parking currently. There are negatives and positives regarding this. Concerns are esthetics, views, property value and revenue. Tom made motion to table until first of year, Jody second.

Dog Park:

No fence price and been provided. Ray suggested fence line area to be behind building 8, which is an open area. Tom committed there was a dog park behind garbage area at entrance. There have been several individuals that have stressed an interest. Jody request cost estimates. An individual expressed concern about decreasing value of the association. They shared that there was one not to far from Barrington. Jody made motion to table for additional cost information, Tom second. Motion passed.

Leasing of Units/12 months minimum:

Board request Ray to research and find out from owners are companies that are renting their units abide by the 12-month lease.

	<p>Board wishes to enforce this. Tom expressed his concern about staying on top of this.</p> <p>Pet Policy: There are suspicion of individuals having larger animals that exceed the 50lb. weight limit. Tom had concern regarding pet policy for those who rent. Ray shared that there is no specific way to monitor this based on everyone who rents. Board supports enforcing policy.</p> <p>Financials: Ray explains financials. James Brown showed an interest in being on the board. Susan Bosse also has an interest. Jody shared there is two open vacancies. The Board will review James and Susan’s bio and decide to appoint them. Beth expressed an interest in adding committees. Tom suggested getting the information before November meeting.</p>
New Business	<p>Ray shared information regarding a water line that continually leaks around the property of building 14. Gulf Coast came out and done an inspection. It is thought that there may be a collapsed line behind building 14.</p> <p>Jody suggest logging on 15 minutes prior to meeting.</p>
Community Update	<p>Lee and Json have been pressure washing sidewalks and hallways. Tables and chairs for pool area have been order. Umbrellas have come in. Air conditioner in weight room has been repaired. Mirror has been replaced in weight room. There may be a need to replace 2 grills because bottom rusted out. There is a wellness event that is scheduled to be held in October.</p>
Owners Comments	<p>Concerns on RV/Boat/Trailer parking; esthetics, blocking peoples view and keeping value up at Barrington. Dog Park was briefly discussed mainly to point out there was a dog park not to far from Barrington.</p>

Adjournment

With no further business, a motion was made by Jody, 2nd by Tom, to adjourn the meeting at 7:32pm.