

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

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November 10, 2020 Board of Directors Meeting Minutes

Board Members Present	Tom Herzog, James Brown, Susan Bosse, Beth Griffin
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 James, second by Tom. Minutes approved unanimously.
Old Business	<p>Insurance: Brought up in previous attorney meeting. All owners should have insurance. Tom explains the process of owners to require insurance to prevent future issues. Ray to research and talk with attorney to enforce insurance for all owners and possible renter insurance to prevent any future issues.</p> <p>Susan Bosse and James Brown were both confirmed during the meeting to serve on the board.</p> <p>Pressure Washing: Email was sent out for both quotes and have yet to hear back. Tom explains past pressure washing vendor was not able to use full pressure because of blowing paint off buildings. Ray shares seasonal painting with epoxy paint on the hallways. Robin (TPAM) has repaired several ceiling sheetrock within the hallways.</p>

	<p>Gutters: Ray wanted to meet with both vendors again to prioritize need according to cost per boards request.</p>
<p>New Business</p>	<p>Tom mentions new cable being added in the Kellarn area. Cable company may be installing fiberoptics. Ray to find out information about this. Lookup Mediacom.</p> <p>Unit 325: Email chain was sent to all board members. The unit HVAC had ants in the in the outside unit which caused the contactors to go bad. This was replaced twice dated back to August. Massey was contacted to pay for the two repairs but will not. Owners are required to fill out forms in office for Massey to treat based on individual needs. Susan had concern of all HVAC's belonging to owners. Unit owner was concerned if Massey was contracted out with Barrington then this was their responsibility. Tom asked about termite bond with Massey. Susan wanted to verify whose responsibility it is of the outside air unit, which is the responsibility of owner. Owner request reimbursement of \$422.00. Termite bond was verified through the contract. Tom makes motion to deny reimbursement of the cost to Unit 325 air unit. James seconds. Board unanimously does not approve reimbursement.</p> <p>Unit 1212: Ray talked with Paul Borrough with BRG, regarding the patio having a crack on the balcony. Paul provided estimate @ \$13,478. Need additional information from other contractors before moving forward. Beth brings up possibilities of other units being involved.</p> <p>Beth goes over financials.</p>
<p>Community Update</p>	<p>Tables and umbrellas have come in. Instead of having to purchase new grills we</p>

	<p>purchased grease plate and gas covers which allowed the grills to operate. Mirror has been replaced in weight room. Ray gives update from lighting strike. New projector has been ordered. We are about 90% operational.</p> <p>Triple A Tree Expert provided quote for tree for \$800 to remove tree from pool area. Tom makes motion to approve removal of tree. Beth seconds. Unanimously approved.</p> <p>Holiday hours: Thanksgiving Day closed. Christmas Eve up to 7pm. Christmas Day closed. Board approves unanimously.</p> <p>James shares information about online course to certify board members. James to send information to board members.</p>
Owners Comments	N/A
Adjournment	With no further business, a motion was made by Tom, 2 nd by Beth, to adjourn the meeting at 7:03pm.