

**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

February 16, 2021 Board of Directors Virtual Meeting Minutes

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| Board Members Present | Jody Hill, 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 6:03 P.M. |
| Reading/Waiver of Reading/Approval of previous meeting minutes | Minutes from January 19, 2021 were approved. Motion by Tom, second by James. Minutes approved unanimously. |
| Old Business | Dog Park/Community Garden: Tom request that we take the dog park off the table for the time being. He also shared his thoughts about the garden. Ray explained the liability insurance concerns of a dog park per insurance company; immunization shots, small and big dogs being exposed to each other, dogs being left by themselves, who will monitor it, or if a dog bite's someone. Susan shares the percentage of votes needed to make improvements to common area, per the language sent from attorney. <u>Essentially, the above-quoted language would permit the Board to modify a portion of the common elements to provide for a community garden so long as the change to a community garden does not cost more than 10% of the annual budget (per email from</u> |

Jeremy). Discussion about who is responsible of a community garden. Who moves in and who moves out? Who is willing to accept the responsibility of taking care of it? One owner shares his concern about owners having good intentions but seeing this through. Another owner shares her concern that we needed a dog park before a community garden. Susan shares there is no insurance with dog park and HOA assumes responsibility and is concerned with liability. One owner shares his thoughts that Barrington is limited on land size. Another owner shares her concern with a child being bit. Tom makes motion to dismiss the dog park. James motion to table dog park for later time and see if there is an interest to add a committee. James makes motion to form a committee to do the research and cost of dog park. Tom (TPAM) said you could get an umbrella policy. James says this will be in newsletter. Susan seconds. Tom request to be added; if a committee is to be formed that they notify James or office within 30 days. Jody suggests the same as for the community garden within 30 days. Motion passes unanimously.

Gutters: Three options; Kinsley, A1A and Gutter Solutions. Gutter Solutions for \$31,739. James makes motion to accept Gutter Solutions, Tom seconds. Motion passes unanimously.

Moisture Intrusion: Three quotes were submitted between \$50k-\$100K. Tom (TPAM) shares information on the history of Westscott and intrusion around windows. Currently Westscott appears to be in denial of the caulking per the meeting we had several months ago based on previous invoices that were submitted. Owner shares his thoughts of having a project manager overseeing project. Tom (TPAM) explains

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| | <p>that the HOA could hire one, possibly BRG since we have already used them at Barrington. Jody suggests getting a quote from BRG to be a project manager. James request to get a quote from BRG and combine the quote to submit to the board and get a suggestion of recommendation from TPAM. Jody makes motion to table up to next meeting, James seconds. Motion passes unanimously.</p> |
| <p>New Business</p> | <p>Jack Porter was introduced as City Commissioner and introduced herself.</p> <p>Sidewalks: Ray shared concern of a resident falling. There is concern of much needed sidewalk repair. All areas have been identified and marked. Have received a quote of \$4k, however he is not able to get to sidewalk repair for two months. The current quote is mainly for shaving down four major areas. There are two additional quotes that are to be submitted tomorrow. There was discussing about giving approval up to \$15k. Tom makes motion to set cap at \$15k. Jody seconds. Approves unanimously.</p> <p>James Brown: James came by the day before and the issue was resolved. No discussion.</p> <p>Newsletter: Publicizing the newsletter through MailChimp. Ray identifies areas that should be shared with owners. Jody request information to be posted in clubhouse. James was acknowledged for a great job putting the information together. One issue is the information is only sent to owners. Tenants will only receive the information if owners shared this with them. IT was suggested to add to website also. Susan suggested formatting it into a newsletter. Jody makes motion to pursue newsletter, Tom seconds it. Motion passes unanimously.</p> |

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| | <p>Dog waste: Ray shared there were owner complaining about dog waste and owners not cleaning up behind their best friends. It was noted from an owner that some garbage bag stations were empty. Jody wished to open to owner comments after each topic.</p> <p>Unit Moisture issues: Ray shows a unit that Westscott worked on. Ray to get with owner and explain protocol.</p> <p>AR Reports: Tom (TPAM) explains collection. Board puts this back to TPAM.</p> |
| Community Update | Newsletter |
| Treasurer Report | Board was sent financials. |
| Managers' Report | <p>-Locks were changed out at dumpster. Now others leave garbage on their doorstep. Marpan came out and cleaned sensor for the automatic sensor to cut on and off. Owner complains about dumpster being trashy. She questions to move dumpster. There is really no place to move on property without having it enclosed or truck to enter gates. There were some relocation suggestions. Ray to call Marpan for suggestions. Jody wants staff to know this is a top priority to keep garbage cleaned from around dumpster.</p> <p>-Light issues not working in hallways. Having trouble finding breaker box.</p> <p>-Minor fire from breaker box which is owner's responsibility.</p> <p>-Vehicles have been towed for not having valid tag and not being moved. Jody asks about vehicles parked in parking spot for an extended period. If the tag is valid, we cannot tow. James question commercial vehicles being parked. Jody explains commercial vehicles are not allowed but can if this is their only vehicle and approved by</p> |

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| | <p>the board and can be parked in a parking spot.</p> <ul style="list-style-type: none">-Enforce with staff children under 16 not allowed to be in clubhouse without an adult. Owner says there is a concern with younger children running through main gates unsupervised.-Violations being placed on doors for garbage. |
| Owners Comments | Various throughout meeting. One owner wanted to follow up about Metronet. |
| Adjournment | With no further business, a motion was made by Jody, 2 nd by Susan, to adjourn the meeting at 7:55pm. |