

# **Carrington at Stonebridge Condominium Association, Inc.**

## **Board of Directors Meeting**

**March 15, 2018**

**The Board of Directors meeting of the Carrington at Stonebridge Condominium Association, Inc. was held on March 15, 2018 at the Stonebridge Country Club Dining Room, 2100 Winding Oaks Way, Naples, Florida.**

### **Directors present:**

- Jake Broncato
- Mike Weigensberg
- Keith Brown Via Phone
- Mary Beth Prox
- Bill Whitman

### **Also present:**

- Philippe Gabart from Vesta Property Services.

### **1. Call to order, determination of quorum, and proof of due notice:**

The meeting was called to order by President Jake Broncato at 09:00 a.m.  
It was determined that a quorum was present, and proof of due notice was accepted.

### **2. Disposal of the previous meeting minutes:**

**A motion made by Mary Beth Prox to accept the minutes of January 18, 2018, was seconded by Bill Whitman, and approved by all.**

### **3. Unit Owner Comments:**

None.

### **4. Board Reports:**

#### **a. Treasurer's Report, KB:**

Financial statement for the period ending January 31, 2018:

#### **Balance Sheet:**

- Accounts Receivable – six owners have small balances, and two paid in February.
- There are 23 people who have prepaid balances.

## **Income Statement:**

- Insurance Claim Inc Hurricane – funds were received from the insurance company for the hurricane claim. This offsets the hurricane expense category.
- Line of Credit Fees – this item was not budgeted for in 2018 and is over the annual budget by \$3,378.
- Water/Sewer – this item is over the year-to-date budget by \$1,934.

## **Summary:**

The Association currently has a profit of about \$1,702.00.

It was recommended to send a final reminder for the special assessment.

**A motion made by Bill Whitman, to approve the Treasurer's report, was seconded by Mary Beth Prox, and approved by all.**

### b. Landscaping & Grounds Report MPB:

Mary Beth Prox reported:

- The Association is now back to regular weekly maintenance landscaping.
- The third grill will be installed at Carrington Court shortly.

**A motion made by Mike Weigensberg to accept the landscaping report, was seconded by Bill Whitman, and approved by all.**

### c. Buildings and Carports Report MW:

Mike Weigensberg reported:

- The damaged carports have been replaced, and a few minor repairs will be completed shortly.
- Northern Contracting was hired to finalize the stucco/structural repairs, and general cleaning of the structures.

### d. Lease & Sales Report. MW:

Mike Weigensberg reported:

- The short-term rental season is coming to an end, with an estimated 44 units having been rented.
- Average rent is \$4,400.00.

**A motion made by Mary Beth Prox to accept the leasing and buildings reports was seconded by Jake Broncato, and approved by all.**

e. Social Affairs Report BW:

Bill Whitman reported:

- Upon review of the latest social event it was noted that 70% of the people attending are tenants.

f. Pool Report BW:

Bill Whitman reported:

- The pool service is not performing well. It was recommended to review the service procedure to improve the quality of work as per contract.
- An evaluation of the pool furniture will be completed in June, and any replacements will be considered at that time.

**A motion made by Keith Brown to accept the pool and social reports, was seconded by Mary Beth Prox, and approved by all.**

g. Presidents Report JB:

Jake Broncato reported:

None

**5. Manager's Report:**

None.

**6. Old Business:**

a. Plumbing project – water heaters replacement – update:

- Review of the plumbing project – it was noted that a final inspection will be completed on March 20, 2018 for the last few units not inspected last year.
- 10 to 12 units have not completed the water heaters replacement that were requested the last 14 months. It was agreed to send a final notice to these owners to have the work completed by April 15, 2018 or face a fine. Discussion ensued.

**A motion made by Mike Weigensberg to have a \$100.00 fine imposed on any unit not inspected with the water heater replaced by April 15, 2018, was seconded by Jake Broncato, and approved by all.**

**7. New Business:**

a. Radon Policy review:  
Jake Broncato reported:

A first draft was presented for updating the radon policy.

The actual radon polices are outdated and are in need of an update to allow radon vents to be installed in the front of the buildings, and to grandfather the existing installation in such locations.

b. Lanai Hurricane Shutter review:

A first draft was presented for updating the radon policy.

The actual lanai hurricane shutters policies are outdated, and are in need of an update to grandfather the existing installation in such locations.

**A motion made by Jake Broncato to approve the first revision draft for radon and lanai hurricane shutters, was seconded by Bill Whitman, and approved by all.**

**8. Unit Owner Comments:**

None

**9. Adjournment.**

There being no further business to discuss, the meeting was adjourned at 11:10 a.m.

**The motion was made by Bill Whitman, and seconded by Jake Broncato.**

Respectfully submitted by,

Philippe Gabart.

Property Manager, CAM.