

Carrington at Stonebridge Condominium Association, Inc.

Board of Directors Meeting

The Board of Directors meeting of the Carrington at Stonebridge Condominium Association, Inc. was held on January 09, 2020 at 2100 Winding Oaks Way, Naples, Florida.

Directors present:

- Jake Broncato
- Mike Weigensberg
- Mary Beth Prox
- Cathy Allen

Also present:

- Michaela Neumann 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 December 05, 2019, was seconded by Cathy Allan with the correction of Name spelling as follows: Mary Allan was corrected to Mary Beth under the Adjournment motion and approved by all.

A motion made by Mike Weigensberg to accept the minutes of November 14, 2019, was seconded by Cathy Allan with the correction of Name spelling as follows: Mary Allan was corrected to Mary Beth under the Adjournment motion and approved by all.

3. Unit Owner Comments:

General question from the audience.

- Concerns of Carport cleaning and repairs
- 2350 Carrington Ct concerns of sod in front of the building that has died and also staining of stairs from surrounding trees
- Concerns of plant replacement due to age
- Tall trees are creating too much shade at pool deck, asked to be trimmed back to allow more sunlight. Jake Broncato mentioned that updating the pool deck and surrounding areas are being looked at by the BOD.
- Asking for more umbrella's at the pool deck
- Concerns about security of gates including adding security camera

- Hotwire project questions, meeting will be held on January 14th by the Master Association.

4. Directors report:

a. Treasurer's Report:

Jake Broncato provided report prepared by Keith Brown:

- Expenditure for the year is close to budget according to current November financials
- No known cost is expected to impact the End of year financials
- Finalized 2020 Budget and approved in December with no change on the Assessment amount.

b. Landscaping & Grounds Report:

Mary Beth reported:

- Palm trees close to the buildings were trimmed in December
- Maintenance performed as needed, old and aged plants were replaced with new throughout Carrington as needed

c. Buildings and Carports Report:

Mike Weigensberg reported:

- Handrail project started 3 years ago and was spread out over this time frame due to cost, recently a detailed report was generated to complete any outstanding work that is still needed. This will be completed within the next view weeks by the vendor.
- Some carports due to location are more soiled than others, this project needs special equipment for cleaning since some panels were damaged in the past by walking on them during cleaning and were bend and damaged. One entire carport will need to be replaced due to damages, caps placed, gutters cleaned and sealed and if this project meets Boards expectations the rest of the carport repairs will be continued as quoted.
- A quote will be obtained to fix trip hazards on walk ways and sidewalks which are most concerning, another option is being considerate to add pavers which was done at other Associations.

d. Lease & Sales Report:

Mike Weigensberg reported:

- Review of current leases and sales , 35 units are reported as seasonal leases and 6 units are leased annually. Leasing guidelines were discussed such as minimum leasing terms, pet rule and security deposits.

e. Social Affairs:

Cathy Allen reported:

- Last Pool Event was held in November, skipped December due to the Holiday and 1st pool party for this season will be held on January 13h.

f. Pool Report:

Cathy Allan reported:

- Exploring options to install NO DIVING symbols on the pool deck
- Some minor repairs were completed

g. Committees' Reports:

- a. Communication and Website report:

Jim Penterman reported:

- Suggestions for the following:
 - add a payment button for Associations Assessments
 - Place payment reminder onto the Calendar for quarterly Assessments
 - Send out quarterly Assessment statements to owners, would be a expense to the Association
 - under Leasing guidelines add general suggestions for owners
- Storage units project: Looking for a Engineer or Architect to provide estimated cost for this project.

5. Presidents Report:

Jake Broncato reported:

- a. Annual meeting and elections coming up, there are 2 positions open. Deadline to submit Notice of intent is January 11th.

6. Manager's Report:

- a. Railing project report items will be completed by January 17th , looking into railing paint options, 2395 Harmony Lane railings is the example on what was done as a standard for all other buildings.
- b. Painting project was completed in December
- c. Roof projects, waiting on full report from Colonial Roofing in regards plumbing stack noise issue, should be provided by end of week January 24th.

- d. Waiting on carport project quote to do repairs and adding carport caps.
- e. Storage room was cleaned up and organized by Janitorial Services to create more space, shelving to be added and the storage cabinet to be removed.
- f. Storage for grill gas containers to be locked up, this will be completed within the next few weeks.
- g. Concrete replacement 2325 Carrington Ct by unit 101, quote to be obtained, contact paver company to come out. Placement of pavers by walkways only, this would eliminate the trip hazards that were reported.
- h. Lanai Hardware quotes were received, SFR \$6485 with no warranty to replace only rusted screws, JDAD \$150 per unit which includes all hardware and a 3 year warranty. Provide options to owners (owners expense) for new screen install for \$175 per lanai, includes 3 year warranty.
- i. Obtain Quote for Rules Signs for trash storage room
- j. Fire Extinguisher inspection to be completed by January 20th, include cleaning of boxes annually with Janitorial Services.
- k. ARC's are required for AC replacement, Radon Mitigations etc., draft guideline on requirements for installations to be added onto the Website

7. New Business:

- Coupon booklets were not sent in a timely manner, therefore the Board has approved to extend the grace period to January 20th.

A motion was made by Mike Weigensberg to ratify the extended grace period of the 1st Quarter Assessment to January 20th, seconded by Mary Beth and approved by all.

A motion was made by Mary Beth Prox to except all Board and Committee reports as presented, was seconded by Cathy Allan, and approved by all

8. Adjournment.

There being no further business to discuss, the meeting was adjourned at 11:23 a.m.

The motion was made by Mary Beth and seconded by Jake Broncato.

Respectfully submitted by,

Michaela Neumann.
Property Manager, CAM.