

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

## **Draft Board of Directors Meeting**

**The Board of Directors meeting of the Carrington at Stonebridge Condominium Association, Inc. was held on September 14, 2020 via Virtual Meeting/ Conference Call.**

### **Directors present via Zoom Virtual:**

- Jake Broncato
- Mike Weigensberg
- Cathy Allen
- Keith Brown

### **Also present via Zoom Virtual:**

- Michaela Neumann from Vesta Property Services.
- Jim Penterman – Chair of Web Site Committee

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

The meeting was called to order by President Jake Broncato at 09:02 a.m.  
It was determined that a quorum was present and proof of due notice was accepted

### **4. Approval of Minutes:**

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

***A motion made by Mike Weigensberg to accept the minutes of August 10, 2020, with corrections made to the name of Cathy Allan spelling, was seconded by Keith Brown and approved by all.***

### **5. Unit Owner Comments:**

- No comments

## 6. Board reports:

### a. Treasurer's Report:

Keith Brown provided the report:

- Budget preparations start in late September
- Color copies were noted, should only be black and white
- Zoom free phone call option, currently charged for conference calls using Vesta's system

### b. Landscape Report:

No report available

### c. Building and Carport Report:

Mike Weigensberg provided the report:

- Almost all caps have been completed, some show signs of rust and age, metal beating change to plastic. Get quote to change. Carport Cap project to be completed by end of October.

### d. Lease & Sales Report

Mike Weigensberg provided the report:

- Leasing is significantly down in 2020. More sales are noticed.

### e. Social Affairs Report

Cathy Allan provided the report:

- Suggestions for small group gatherings such as Book Clubs, Corn Hole etc....
- Fun Drive, Clothing Drive, Charity Event was suggested to bring community together
- Grand Opening party of the pool renovation to be looked at, by invitation only to eliminate large groups to follow to COVID19 guidelines.
- Reach out to owners for suggestions via internal email

### f. Pool Report

Mike Weigensberg provided overview of the Pool re-construction:

- Waiting on pool permits, expected end of September early October
- Pool renovation completion is expected by end of November, permit and weather permitted
- Chuck to oversee the project and update the BOD

**g. Presidents Report**

Jake Broncato reported:

- No report at this time

**h. Website Report**

Jim Penterman provided report:

- Pool project was added to the message board, pictures will be added as they become available.

***A motion was made by Keith Brown to except Directors reports as presented, was seconded by Cathy Allen and approved by all***

**7. Manager's Report**

- a. Building Numbers for all buildings have been completed
- b. Carport Caps for 2280 and 2335 were completed last week, 4 more carports left to complete.
- c. Pictures of completions for summer projects to be sent to Jim Penterman
- d. Fire equipment inspection and monitoring quote was requested to change vendor, looking into updated technology.
- e. Hotwire with capability for monitoring, coordinate with Jim Penterman to get updates at the next BOD meeting.

***A motion was made by Mike Weigensberg and to accept Manager's Report as presented was seconded by Keith Brown and approved by all.***

**8. New Business:**

**a. Electronic Voting :**

***A motion was made by Mike Weigensberg to accept resolution to established e-voting going forward, subject to find appropriate vendor, second Keith Brown and approved by all.***

**b. Board Policies re-affirmed**

**ARC Policies as presented for the following:**

- Hurricane Glass Sliders
- Radon Install
- Screen Doors
- Hurricane Shutters
- Water Heater, needs revision to include tankless water heaters

- **Special Board meeting minutes**
- **Landscape buffer**
- **Hot Water Heater**
- **Rules and Law Enforcement**
- **Emergency Powers**
- **Evoking**
- **AC Line Covers**
- **Fining Resolution**
- **Electric Vehicles**
- **Waiver on Payment Fees**
- **Carrington Policies 2002**

**Tabled until the next meeting to make changes as needed.**

**9. Unit owner Comments:**

- No Comments

**10. Adjournment.**

There being no further business to discuss, the meeting was adjourned at 10:17 a.m.

***The motion was made by Keith Brown and seconded Cathy Allen.***

Respectfully submitted by,

Michaela Neumann.  
Property Manager, CAM.