

Carrington at Stonebridge Condominium Association, Inc.

Draft Board of Directors Meeting Minutes

The Board of Directors meeting of the Carrington at Stonebridge Condominium Association, Inc. was held on November 09, 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 Vice President Mike Weigensberg at 09:07 a.m.
It was determined that a quorum was present and proof of due notice was accepted

4. Approval of Minutes:

- No minutes were approved

5. Unit Owner Comments:

- No comments from owners

6. Board reports:

a. Treasurer's Report:

Keith Brown provided the report:

- September shows no unexpected charges, small surplus expected by the end of the year.
- 2020 Budget draft was sent to all owners

A motion made by Cathy Allan to accept the 2021 Budget as presented, was seconded by Mike Weigensberg and approved by all.

b. Landscape Report:

Cathy Allan will continue Landscape reports after Mary Beth Prox had resigned

- New plants were placed at the pool deck planters.
- Extensions for better water drainage from down spouts in front of the building need to be looked at

c. Lease & Sales Report

Mike Weigensberg provided the report:

- Leasing is proceeding, amounts of units leased is down overall
- Increasing sales throughout this summer
- Add wording to the lease application to add section where tenants can sign up to be added to the Carrington email list.

d. Social Affairs Report

Jake Broncato will continue Social Affairs reports

- Currently everything is on hold due to COVID19

e. Pool Report

Mike Weigensberg provided overview of the Pool re-construction:

- Hit a hold up for permitting with the pool project, original permits were not closed out in the late 90's by the Developer.
- Aloha pools reported cost for survey and permit to re-create is over 15K extra cost to the Association.
- 2 phases are looked at; pool deck and expansions areas
- Possibility postpone work until after season April or May
- Once permits are obtained make a decision on the project time line
- 2 step process options:
 - 1: subject to Collier county not removing the 15K cost and have to close out the old permit.
 - 2: Split to 2 projects in phases: pool deck and expansion of social area
Second set of drawings showing expansion only, 2 phases: face one to renovate the deck and second for expansion
- 90-180 days for closing out the permit. Fencing was proposed around the entire deck.
- Confirm tile selection with Aloha and its availability.
- After the meeting this week with county inspector a special Board meeting will be held, date and time to be determined.

f. Presidents Report

Jake Broncato reported:

- Landscape report will be taken over by Cathy Allan
- Social events will be taken Jake Broncato

g. Website Report

Jim Penterman provided report:

- Need meeting missing meeting minutes for August 3rd, July 13th, July 20th and September 8th
- Email consent form notification for tenants
- Does not get information from new owners from the Naples office.

h. Emergency Disaster Report

Jake Broncato provided report:

- Gave overview of water shut offs for buildings, will provide a report

7. Manager's Report

- a. All carport caps are completed, workmanship is not acceptable to the Board. Carport Caps will have to be inspected.
- b. Sign current contract with Imperial Fire and Security for Sprinkler Alarm inspection and move forward to schedule annual inspection in December.

A motion was made by Keith Brown to approve Imperial Fire and Security contract, seconded by Mike Weigensberg and approved by all.

Electronic Voting:

A motion was made by Mike Weigensberg for electronic voting, seconded by Keith Brown and approved by all.

Reaffirmation of current Policies:

Motion was made by Mike Weigensberg reaffirming current policies as presented, seconded by Keith Brown and approved by all.

Resignation for Mary Beth Prox:

Motion made by Mike Weigensberg to except resignation from Mary Beth Prox, seconded by Cathy Allan and approved by all.

Appointing position of Secretary:

***Motion made by Mike Weigensberg to appoint Keith Brown to be Treasurer/
Secretary, Cathy Allan seconded and approved by all.***

8. Adjournment.

There being no further business to discuss, the meeting was adjourned at 10:53 a.m.

The motion was made by Keith Brown and seconded by Mike Weigensberg.

Respectfully submitted by,

Michaela Neumann.
Property Manager, CAM.