

# CARRINGTON CONDOMINIUM ASSOCIATION, INC.

## 2021 ANNUAL MEETING

### DRAFT MINUTES

The Annual Meeting of the Carrington Condominium Association was held at 9:00 A.M., on February 18, 2021 via Zoom online.

- 1) **Appointment of Inspectors of Elections:** Vote-e-now provided proxy and votes
- 2) **Election of Directors:** The following elections results established the new members of the board.
  - a) Jim Penterman
  - b) Michael Weigensberg
  - c) Catherine Allen
- 3) **Calling of the roll, certifying proxies and determination of quorum.** There were 73 via proxy, establishing a quorum of the membership.  
Zoom meeting attendance: 8
- 4) **Proof of Notice:** Notice was posted within 14 days as per Florida Statute and mailed ot all owners.
- 5) **Reading and disposal of the unapproved minutes:** Minutes were approved by the majority of the membership

#### **Present were:**

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

#### **Also, present:**

- Michaela Neumann, CAM Vesta Property Manager

## **6) Officers and Directors Report:**

### **Treasurer's Report:**

Keith Brown provided report.

- 2020 end of year excellent condition showing a Surplus of 25K.

***A motion was made by Cathy Allen to except Treasurer report as presented, was seconded by Mike Weigensberg and approved by all***

### **Buildings and Carports Report:**

Mike Weigensberg reported:

- Carport Caps were installed have new caps on Carrington Ct.
- Joints on carport gutters are leaking, new downspouts to be placed
- Gutter replacement for 3-4 buildings, all other gutters to be inspected, get other quotes from gutter vendors who work in Stonebridge
- Landscape issues, some work is necessary, sod replacement and Landscape enhancements were completed.
- Asphalt needs repair, particularly on parking black top will have to be replaced.
- Handrails showing cosmetic sign of wear and tear, need to be painted.
- Large rodent problem with 2 buildings, need to place barriers on the bottom, cut bushes back and possibly temporary lighting to be placed. Rodent stations were placed throughout the community. Screen to be replaced by the association, type of screens quality differences were found. If other owners would wish to replace they could contact the vendor to advise.
- Power wash roofs, get quotes

### **Lease and Sales report;**

Mike Weigensberg reported:

- sales prices increased
- 35 leases for 2020/2021 season, 5 annual leases.

### **Ground maintenance and Landscaping:**

Cathy Allen reported:

- Need to relook the Landscape for 2021. Speak to a Architect for suggestions.
- Develop a meet and greet area by the entrance between Harmony Lane and Carrington Ct, another area to consider by Carrington Ct at the long island.
- End of Carrington Ct. by golf maintenance needs some enhancements.
- Concern about the openness, perhaps a College student in this field can be engaged.

### **Website Report**

Jim Penterman provided report.

- Website suggestions from owners with a back ground of marketing or graphic design.

1. **New Business:**
2. **New Buisness:**

**Announcement of Directors:**

Pursuant to Florida law, an election of the directors of this Association is not required, since the number of candidates was less than or equal to the number of vacancies to be filled. Accordingly, the names of the New Board Members will be announced at the Annual Meeting.

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

a. Vote on Rollover of Excess Association Funds:

**Yes** \_\_\_54\_\_\_                      **No** \_\_\_7\_\_\_

b. Vote on Waiver of Financial Reporting Requirement:

**Yes** \_\_\_59\_\_\_                      **No** \_\_\_2\_\_\_

**Owners comments:**

- Rodent issue to be addressed.

**3. Adjournment.**

***With no further discussion to come before the board, a motion to adjourn the meeting was entered and passed at 9:46 p.m.***

Respectfully submitted,

Michaela Neumann, CAM  
Property Manager