

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 April 12, 2021 via Virtual Meeting/ Conference Call.

Directors present via Zoom Virtual:

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

Also present via Zoom Virtual:

- Michaela Neumann from Vesta Property Services.

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:

A motion made by Mike Weigensberg to accept March 9th meeting minutes as presented, was seconded by Cathy Allen and approved by all.

5. Unit Owner Comments:

- No comments

6. Board reports:

a. Treasurer's Report:

Keith Brown provided the report:

- Everything looks good.
- WM: get smaller containers ordered to lower the cost per location
- Fire System over budget , move repairs to General Maintenance and keep testing and monitoring on its own.

b. Landscape Report:

Jake Broncato provided overview:

- Jesus will provide projected future plans next week for items such sod program, annuals, tree trimming and seating enhancements etc.

c. Lease & Sales Report

Mike Weigensberg provided the report:

- Market for sales are still increased by 14-18%.
- Leasing is equal to 2020.

d. Pool Report

Mike Weigensberg provided overview of the Pool project:

- On schedule to start May 1st.
- Add stripping for lane swimming suggested

e. Social Affairs Report

Jake Broncato provided overview:

- Add more vocal points for Amenity areas
- Instead of owners bringing food use a food truck as another option
- Starting to work on 2022 events

f. Presidents Report

Jake Broncato reported:

- no report

g. Website Report

Jim Penterman provided report:

- Provide suggestion for a different approach to gather owner and emergency information. Suggestion to be provided by Jim Penterman in the next BOD meeting.
- Meeting minute drafts to be posted on the website, give BOD one week for review for approval before posting.

h. Ombudsman report:

Cathy Allen provided the report:

- Support owners with issues or questions.
- A owner had some issues with Stonebridge account
- Provide new owner information after closing of units to provide a Welcome letter

A motion was made by Keith Brown to approve all reports, seconded by Jim Penterman and approved by all.

i. Emergency Disaster Report

- No report was provided

7. Manager's Report

- Carport gutters, painting or railings:
- 2305 Carrington at parking sport #14
- Gutter replacement: Carrington Ct existing gutters only, from IGutters. \$27,840 and repair work on Harmony Lane \$540. Roof cleaning: Colonial Roofing provided bid of \$11,196, to include soffits.
- Building railings: follow up with Liberty Aluminum to provide estimate.
- Bike rack locations: 2335, 2325, 2350 and 2280 Carrington was proposed. Jim Penterman to provide locations for install. Use removal bike racks.

A motion was made by Keith Brown to approve Managers Report, seconded by Jim Penterman and approved by all.

8. New Business

a. Carrington Ct gutter & down spout program:

Motion made by Keith Brown to approve IRoof estimate, scheduled after the roof cleaning, includes the 2405 Harmony Lane repair, seconded by Mike Weigensberg, approved by all.

b. Sealing Carrington Ct and Harmony Ln:

include striping for walk way on Carrington Court and Harmony Lane. Bain to provide design for options.

Estimates to be obtained, find out different pricing for same day striping or come back at another time. Master Association is cost sharing the project.

Replacement on car stops that are broken and include car stops in the next power washing.

Motion made by Keith Brown to approve road re-sealing and repair on Carrington Court and Harmony Lane from Bain Sealcoating, seconded Michael Weigensberg, approved by all.

c. Roof cleaning:

Motion made by Mike Weigensberg to approve Colonial Roofing estimate (to include soffits), seconded by Keith Brown, approved by all.

d. Pool vendor change:

Move to Sapphire pools, sent termination letter to Stahlman Pools.

Motion made by Keith Brown to approve termination of Sterling Pools, engage contract with Sapphire pools, seconded by Cathy Allen, approved by all.

- e. To do list for outstanding items from Vesta monthly, website section for owners to report concerns or issues.
- f. Suggestion by Jim Penterman to wave the background check on renewal lease application.

9. Unit owner comment:

- Chuck Hockman: plans for pool
- Jay McGuire: Pool renovation parking concern, grill replacement; was completed 2nd week of April, Re-sealing notifications will be provided to owners.

10. Adjournment.

There being no further business to discuss, the meeting was adjourned at 11:05 p.m.

The motion was made by Jim Penterman and seconded by Keith Brown.

Respectfully submitted by,

Michaela Neumann.
Property Manager, CAM.

DRAFT