

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 October 28, 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 10:00 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 Cathy Allen to accept September 30th meeting minutes, seconded by Jim Penterman and approved by all.

5. Unit Owner Comments:

- No comments

6. Board reports:

- Treasurer's Report:** Keith Brown provided the report:
 - September Financials look good
 - Currently working on the 2022 budget, 1st draft was provided to the Board for review.
 - Increased income expenses: application fees and back ground checks are high
 - Management contract 5% increase request
 - Website increased for upgrades
 - Increase on Fire System expenses such as monitoring contract, inspections and repairs needed.

- Janitorial contract increase 5%
- Landscape contract increase 3%
- Pool maintained had a small increase
- Insurance increase 10%
- Reserves: roof cleaning was increased, completed in 2021.
- Paving: seal coating paid with the insurance money and not through reserves, seal coat 4 years from now.
- Paving: resurface would be paid by reserves and done in 8 years from now.
- With Reserve increases and future projects the Assessment would go up.

A motion was made by Jim Penterman to move \$10,000 of the Unallocated \$10,332 to the new reserve Paving Sealcoating and the balance of \$332 as well as the \$6,001 from Financial reporting to Paving-Resurface, seconded by Mike Weigensberg and approved by all.

b. Landscape Report: Ernie Taylor provided overview:

- Landscape enhancement is completed 99% on Carrington Ct.
- Harmony Lane is scheduled next, \$20-\$25 K for Landscape enhancements starting December 2021.
- Landscape architect provided a plan for the Entrance which is currently under review, cost will need to be determined. Heatherwood would cost share some of this project since some of this is on their property.
- Sign to be installed to show Carrington Association

c. Building and Carport Report:

- No report provided

d. Ombudsman Report: Cathy Allen provided overview:

- Jake Broncato was contacted by the owner from 2350 -203 Carrington Ct. with the request to add new fountain by the t-box on hole #14. Cathy Allen to reach out to the owner and assist the owner to place the request with the Golf Course. This would calm the noise down from Airport pulling road. Cathy suggested to add a small water feature placed on their lanai.

e. Lease & Sales Report:

- No report provided
- Cathy Allen is worried about forms that are used currently are not updated and it is suggested that the owner will be contacted only if wrong forms were provided. No contact should be made with the tenant. Cathy Allen wants to advise Lease coordinator and Mike Weigensberg of this.

f. Socials Affairs report: Jake Broncato provided overview

- What are the requirements for masking? It is suggested to have masks optional and

- not mandated for events.
 - Cathy Allen suggested a food truck might be a alternative instead of owners bring food to share during events.
 - **Pool Report:**
 - No report provided
- g. Presidents Report:** Jake Broncato provided overview
- Traffic Noise concern from Airport pulling
Jake Broncato, Ernie Tylor and Jim Penterman to meet with Stonebridge
 - Bylaw and Incorporation and Declaration re-write, the Board took the stand that Jake Broncato should meet with the Attorney and provide updates.
 - Stonebridge renovation vote of golf course and bistro add on. Should Carrington Board get involved or should this stay with individual owners.
- h. Website Report:** Jim Penterman provided overview:
- Carrington website has changes which requires owners to set up a new passwords, as well as board member access.

7. Manager's Report

- a. Power washing will start October 29th and finish November 4th.
- b. Annual Fire Sprinkler inspection is scheduled for November 8th and 9th.

A motion was made by Keith Brown to approve estimate for power washing by Michael's cleaning , seconded by Cathy Allen Penterman and approved by all.

A motion was made by Jim Penterman to approve Board reports and Managers Report, seconded by Jake Broncato and approved by all.

8. New Business

- a. Polybutylene pipping in units: owner at 2280-102. Dennis Mannix had found this type of piping which causes leaks. Some other associations within Stonebridge units were found as well, not found on Harmony Lane determine how many buildings are effected. Need to be determined how the piping is replaced. Survey of buildings is needed. Plumber and a possible engineer to be involved. Schedule a plumber to come out as fast as possible. Owner to be reimbursed for re-pipping.

A motion was made by Jim Penterman to reimburse owner for re-piping expense and approve the ARC as proposed, seconded by Keith Brown and approved by all.

- a. Priority Project report: Create committee's to take on projects
Jim Penterman will sent out updated project list and it is asked that the Board will put their name to one project.

b. Carrington Board meeting date changes:

December: 17th 9 am Financials to provided around the 10th if possible.

January: 27th, 9 am

February: 24th, 9am

March: 24th, 9am

April: 28th, 9am

May: 26th, 10 am

June: 23rd, 10 am

July 28th, 10 am

August 25th, 10 am

September 29th, 10 am

October 27th, 10am

a. Unit owner comment:

No comments

Next Board meeting scheduled for November 18th, 9 am Eastern Time

b. Adjournment.

There being no further business to discuss, the meeting was adjourned at 1:27 p.m.

Respectfully submitted by,

Michaela Neumann.
Property Manager, CAM