

Carrington at Stonebridge Condominium Association, Inc.

Draft Budget Meeting Minutes

The Board of Directors meeting of the Carrington at Stonebridge Condominium Association, Inc. was held on December 17, 2021 at Stonebridge Country Club, 2100 Winding Oaks Way, Naples FL 34109.

Directors present in person:

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

Also present in person and 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 Michaela Neumann at 9:01 a.m.

It was determined that a quorum was present and proof of due notice was accepted

4. Approval of Minutes: Approval of November 18th Board meeting minutes

A motion made by Cathy Allen to accept November 18th meeting minutes with proposed changes of name spelling and font change as well as change to: has under 8.am., seconded by Jim Penterman, and approved by all.

5. Unit Owner Comments: view present

- No comments

6. Board reports:

a. Treasurer's Report: Keith Brown provided the report:

- No November financials available
- Fountain install: \$7,000 capital and maintenance \$1,000, to help with the noise from Airport Pulling road.

- Keith Brown is looking into the Fire System vendor for current system and the extension. Exterminator contract for injections into the buildings.
 - Carport 2280, 2305 carport lights are bend, need repair or replacement.
 - 2350 Carrington need concrete walk way repair
 - 2310 Water pipes need to be removed, more are reported at other locations
 - 2235 Carrington AC pipping needs painting
 - Wooden boards need to be replaced with plastic/ black numbers between buildings, repaint pipping's, valves to be maintenance
 - Railings on buildings: static look: some top rail needs replacement and second flat rail replacing, reach out to Liberty Aluminum and set up meeting to obtain quote. Painting scratched railings is not advisable.
Get all railings cleaning, soft scrub was used in the past, get quote from Janitorial Services.
 - Corner bead rust: ask vendor to touch up and not replace. Get with Vesta Maintenance to provide quote. Most urgent areas to be replaced, Jim Penterman will provide areas.
 - 2280 Carrington Ct Carport roof rust reported, Jim Penterman and Mike Weigensberg to inspect, Ernie Taylor will provide the carport parking number.
- b. **Landscape Report:** Ernie Taylor provided overview:
- Landscape enhancement is completed 99% on Carrington Ct.
 - Harmony should be done before the end of year 2021.
 - 2395 and 2405 Harmony Lane stone not to be replaced in the back of the building due to the drain issues with Golf Course.
 - Street name Sign installed for Harmony Lane, speed concern and signs considerate to be installed, towing sign to be installed.
- c. **Building and Carport Report:**
- Was covered with Keith Brown's report
- d. **Ombudsman Report:** Cathy Allen provided overview:
- No real issues to report
 - Suggested extra person to do inspections at Carrington 1-2 times a week during season. Get with Ken to find out if he could small repairs.
 - Suggest to add landing, building and carport lights as well as fire extinguishers boxes, 2 times a year to the Janitorial Contract.
 - Looking into a part time Maintenance person for Carrington.
- e. **Lease & Sales Report:** Mike Weigensberg provided overview:
- Some late leased came in in December, less leases approximately 30 leases.
 - Patrice to provide leases to Jim Penterman