

Carrington at Stonebridge Condominium Association, Inc.

Draft Board Meeting Minutes

The Board of Directors meeting of the Carrington at Stonebridge Condominium Association, Inc. was held on January 27, 2022 virtually via Zoom.

Directors present in person:

- Jake Broncato
- 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 Jake Broncato 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 December 4th Budget Meeting and December 17th Board meeting minutes

A motion made by Mike Weigensberg to accept December 4th Budget Meeting and December 17th meeting minutes with proposed changes under Presidents report from insured to injured, seconded by Cathy Allen, approved by all. Motion passed.

5. Unit Owner Comments: view owners were present

- Mr. Rice, sent email to BOD and only received one response from 1 Board member. Would like to get other Directors to respond back.
- Mr. Rice stated that Carrington is not a very welcoming place, Mike Weigensberg knocked on his door and finds this unacceptable.
- Richard Morgan does not have BOD's emails. Emails addresses are listed on the website.
- Richard Morgan: front drain in plant bed is clogged, flooding issue in the back lanai 2340 Carrington-102. It is asked to add gutters on the back. This will be addressed under new business.
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6. Board reports:

- a. **Treasurer's Report:** Keith Brown provided the report:
 - December financials are not completed and available yet.
 - Delinquency report, 40% was missing to pay assessment or paid 2021 amounts, cover letter should be added and posted on the website if there is an increase. Should the late fee and interest be waived for the 1st quarter. Do not sent standard letters, Michaela to draft letter for incorrect amount paid interest and late fee to be waved and late payment letters to paid ASAP.
- b. **Landscape Report:** Jake Broncato provided overview:
 - Landscape front and back on Harmony are completed
 - Mulch needs to be refreshed throughout the year.]
 - Ernie Tylor was approached by owners to remove plants in front of lanais that owners can plant their own plants, this is not allowed. The area is common area and does not belong to owners.
 - Downspouts placed underground so they don't get run over by mowers
 - Some areas by buildings with yellow stones will be redressed
- c. **Ombudsman Report:** Cathy Allen provided overview:
 - Letters will go out new owners, Cathy Allen will provide letter to BOD for review.
- d. **Socials Affairs report:** Jake Broncato provided a overview:
 - January event was cancelled, some owners got together and met anyways.
 - February event is suggested to be cancelled due to increased cases of COVID19
- e. **Presidents Report:** Jake Broncato provided overview:
- f. **Decleration and Bylaw report:**
 - Suggest a study session for amendments bylaw and Rules and Regulations changes with the Attorney, Jake Broncato will sent out dates to all BOD members. Meet with Michaela to create schedule for dates.
- g. **Pool Furniture report:** Jake Broncato provided overview:
 - Pool 5 more umbrellas, 4 stands have been purchased, and tables should to be added.
- h. **Website Report:**
 - Bike racks were added, 2290 Carrington needs to be moved, suggested to add more bike racks. Restudy were bike racks should be placed. Should a policy be established to remove old bikes that are

7. **Manager's Report:** Michaela Neumann provided overview:

- a. Water Heater Notice to be sent out to all owners
- b. Fire Equipment repair to be scheduled, waiting on dates from vendor
- c. Options for cage purchase of BBQ tanks or rental
- d. Concreate slab issues back lanai at 2335 Carrington 101
- e. Trip Hazard 2350 Carrington Ct. walkway by left carport
- f. Trip Hazard 2350 Carrington walk way to 104
- g. Janitorial Service contract to include power washing, 1 additional de-cobing, power washing listed on the contract.
Railings and columns to be cleaned off, do a test building and evaluate.

Keith Brown made motion to except the revised janitorial contract \$2,230, including light cleaning \$1620, seconded by Mike Weigensberg, all in favor.

Mike Weigensberg made motion to except Managers report with all discussed items, seconded by Jim Penterman, all in favor. Motion passed.

8. **New Business**

a. **Railings:** Mike Weigensberg and Keith Brown:

- First clean one building, review and decide how to move forward on possible painting.

b. **Lease application update:** Mike Weigensberg provided overview:

- Lease application is still under review, once completed it should be reviewed by Attorney and ask opinion about insurance requirements.
Form should advise owner that Insurance is required and owners to sign off that if any damages should occur owners would be responsible.

c. **2280 Carrington Court Aztec Plumbing estimate review:** Michaela Neumann provided overview:

- 2 estimates were received, 1st floor for \$5,900 per unit, 2nd floor \$6,400 per unit.
- Insurance would only cover if this would be a insurable event, which it is not.
- Attorney advise is not clear.
- Suggested that Association does the replacement for units, 2 more quotes should be obtained, use Aztec's scope of work
- Some home owner insurances will not cover the unit until the piping is correct.
- Standard shower risers and valves are provided, if owner can upgrade if they wish, cost would be owners.

d. **Northern Contracting estimate review:** Jake provided

- Pool Deck paint \$1,335 and AC line at 2335 Carrington \$365.

Mike Weigensberg made motion to expect Northern Contracting estimate, seconded by Cathy Allen, all in favor. Motion passed.

- e. **2405 Harmony Lane flooding issue by lanais:** Mike Weigensberg provided overview:
- 14th green is no longer on the new plan, need update from Stonebridge
 - Short term solution was proposed by Stonebridge suggested a Sandbag wall.
 - Meeting to be held with Stonebridge BOD and Carrington Association BOD to discuss this issue. Mike Weigensberg and Jake Broncato will work on this
- f. **Sapphire Pool estimate for Pool heater review:** Michaela Neumann provided overview
- Waiting on 2 more quotes for heater replacement,
 - All of the mechanicals to be looked at and get suggestions from vendor what is suggested to replaced, variable speed pump was replaced 2 years ago.
- g. **Juarez Lawncare estimates:** this is to place the downspouts into the ground to prevent wash outs.
- 2340 -102 front building had water flood coming towards the front door. Where do the existing pipes go to, bubble drains were installed and need to be looked at if they are clogged. Needs to be inspected and detailed information provided by Jesus to find out if his estimate would correct future flooding.
- h. **Corner Bead bleeding:** Keith Brown and Jim Penterman provided overview:
- Keith Brown and Jim Penterman to mark areas that need immediate attention and Vesta Maintenance to provide quote to treat and paint. Jim Penterman had looked at the areas and agreed with Northern Contracting estimate. Keith Brown measured and does not find it accurate.
- i. **Study sessions to be scheduled listed with priority levels from 1-5:** Jake Broncato provided overview:
- 1) Plumbing issue 2280
 - 2) Flooding issue behind 2405 Harmony Lane
 - 3) Amendment and Bylaw and Rules and Regulations
 - 4) Pool renovation
 - 5) Storage lockers
 - 6) Electrical boxes

Every other week to hold these meetings.

Jay McGuire provided overview on his inspections on all buildings and found 5 boxes that would need attention. Michaela contacted Hogue Electric to take a look at the boxes to see if they can be repaired or need to be replaced, FPL might be needed to turn power off due to the high voltage.

Mike Weigensberg made motion to expect New Business report, seconded by Cathy Allen, all in favor. Motion passed.

- 7) **Screen Door issues:** Jake Baroncato provided overview.
- Brayburn and Middleberg changed their standard for screen doors.
Jake Broncato will ask for their policies so the BOD can review to make possible amendments.

9. Unit Owners comments:

- Jay McGuire is confused on leases in regards who is a guest and who is a visitor of tenants.
- Pay Carrington fee only and not Stonebridge Amenities
- Jay McGuire will provide a list / overview he had used in the past for his tenants
- Organized bulk waste pickup, owners should contact waste management directly for large pick up.

Next Board meeting, which is the Annual Meeting, is scheduled for February 24th, 9 am Eastern Time.

a. Adjournment.

There being no further business to discuss, the meeting was adjourned at 11:47 p.m.

Respectfully submitted by,

Michaela Neumann.
Property Manager, CAM