

Carrington Annual Meeting Minutes – February 23, 2023

Call to Order in Live Oak Room Stonebridge CC

Call to order at 9:12am

Determination of Quorum

Jake Broncato, President, Mike Weigensberg, Vice-President, Keith Brown, Secretary/treasurer, Cathy Allen, Member at Large. All Present

Proof of Notice

Notice posted and emailed to all homeowners on February 9, 2023

Approval of Previous Meeting Minutes

Tabled*

Reports of Officers:

End of the year Treasurer's Report, KB

(see attached report)

End of the year Landscaping & Ground Report, ET

(see attached report)

End of the year Communication Report, MT

(see attached report)

End of the year Social Affairs Report, MH & GH

- recent pool party has been a great success
- pool area provided plenty of room for the 100+ in attendance
- thank you to all involved who made the party as great as it was

Pool Renovation Report, MW

- substantial percentage of the pool renovation has been completed
- the pool renovation project has stayed within budget to date
- permitting has proven to be a challenge but appears to be getting resolved

Ombudsman Report, CA

Several people with issues were assisted.

New Member Package sent to several new owners.

Approval of Officer Reports and Place on File: Moved by MW, Seconded by CA: All Aye

President's Report:

President honored exemplary service to Individuals.

President's Award for Service to Mike Weigensberg

Certificates of Accomplishment were presented to: Keith Brown,
Gail Hayes, Maureen Hansen, Kathy Bergren, in absence, James McGuire & Ernie Taylor

Manager's Report:

- will be continuing to push through the final steps of the pool renovation
- paver fixes will be addressed along the pool deck
- bathrooms are next to be completed at the pool
- asphalt replacement will be changed to resealing of blacktop to pool apron
- lighting will be finished the week of 3/1
- 4 more hibiscus trees added to the back of deck.
- 1st aid kit A fib & Bulletin board put up week of 3/1

Motion to accept Managers report and place on file; Motion: JB Second MW

New Business:

- A. Vote on Rollover Surplus 2022 Funds
N/A – no surplus – no vote
- B. Vote on Year-End Financial Report
Motion: Keith, Second: Cathy, All aye

Unit Owner Comments:

N/A

Adjournment

Motion: Mike, Second: Cathy, All aye

Adjournment at 10:11am

Organizational Meeting of the 2023 Board of Directors – February 23, 2023

Call to Order

Call to order at 10:15am

Determination of Quorum

Jake Broncato, President, Mike Weigensberg, Vice President, Keith Brown, Secretary/Treasurer, Cathy Allen, Member at Large... Present

Proof of Notice

Notice posted and emailed to all homeowners on February 9, 2023

Election of Officers

Inasmuch as the Board elects its officers on a two-year basis there was no need to have a Board Officer Election. The following are officers of the Board for the 2023-2024 year.

President – Jake Broncato
Vice President – Mike Weigensberg
Secretary/Treasurer – Keith Brown
Director – Cathy Allen

No Motion needed.

Presidents Report:

Approval of Board Meeting Dates, times, and location

Motion: MW Second KB, all aye

Approval for Committee Chairs for 2023-2024

Ernie Taylor -Landscape and Grounds
Ted House – Infrastructure
Maggie Taylor – Website & Communication
Open – Social Chair
Open-Emergency Disaster Chair

Motion: Mike, Second by Keith, All aye

Approval of Area of Assignment for Board of directors for 2023-2024 year.

Motion: MW Second KB, All aye

Approval to increase the size of the Board of Directors from four to five members.

Motion; MW Second JB, on vote, Cathy Allen, Keith Brown **NO**, Jake Broncato, Mike Weignesberg **YES**

Approval of nominated person as new member for two-year term as new member of board of directors.

Inasmuch as the motion to increase the board did not pass there was no need to have this vote.

Approve past policies and resolutions of the Board of Directors

Motion: Keith, Second by Cathy, All aye

Approve contract for Complete Property Management for 2023.2024

No need for a motion as this item is handled anniversary date.

Establish Study Session date to discuss prioritizing infrastructure and landscaping projects.

Tabled to another time by consent of the Board.

Adjournment

Motion: Mike, Second: Cathy, All in favor

Adjournment at 10:31am

TREASURER'S REPORT
FOR YEAR ENDING 31ST DECEMBER 2022
CARRINGTON AT STONEBRIDGE CONDOMINIUM ASSOCIATION INC.

February 14th 2023

ALL CARRINGTON MEMBERS

I am pleased to report that at the end of 2022 we continue to be in excellent financial condition.

Although we ended the year with an Income v Expenditure deficit of \$11,951; we have capital reserves of \$407,260, and retained funds of \$330,135.

This was an odd year in which we had many large variances to a number of individual budget items.

In Administration Legal costs over by \$4,800 due to an unusual situation, and an extra \$3,552 due to a change of Property Management Company half way through the year. However Office Expenses were down \$2,527, Taxes down \$2,217 and Lease Expenses down \$1,450.

Refuse Collection over by \$2,344, its difficult timing the changeover at the end of the season.

Buildings Maintenance under by \$3,725, Fire Systems over by \$6,201 due to G3 wireless no longer supported and requiring an upgrade to G5 and Janitorial /Pressure Cleaning over by \$6,349 due to extra pressure cleaning.

In Grounds we were under overall by \$11,972 mainly due to the fact that because of the major landscaping project at the end of last year we required less sod, plantings and mulch.

Our Insurance costs were over by \$16,816 due to a massive increase in our July renewal.

This year we were hit by some unexpected unbudgeted costs. Having found that we had a building that had defective piping in 2021 your Board decided to accept responsibility for the replacement at a cost of \$54,384. Hurricane Ian came along and the cleanup cost us \$17,367, with more costs to come in 2023 due to some roof damage. The Pool Project finally got underway and we spent \$48,332 in 2022 with an estimated further \$70,000 to be spent in 2023. These unbudgeted items of \$120,083 have been paid for using our Insurance proceeds.

We have achieved much during the last few years with new roofs, painting the buildings, new landscaping, roads resealed and the new pool. This has all been done with little change to our fees. The quarterly fees have increased from \$800 to \$890 over 12 years, unfortunately with the expected insurance increase alone accounting for an increase of over \$117 per quarter we have to increase our Quarterly Homeowners Fees to \$1,055. This will still be by far the lowest fees within the Stonebridge Condo Communities.

Respectfully Submitted

Keith J Brown Treasurer

**Report of the Landscaping Committee
From Ernie Taylor
February 23, 2023**

The major work for the past year has been on removing, replacing and redeveloping the property of the HOA. It began with the entire removal of the plants and shrubs in the rear of all buildings. An addition of a stone perimeter gave the area a new sense of definition and allowed for the absorption of rainwater from the roof and diminished the splashing of dirt and muddy water into the lanais. In addition, according to Pest Team our Pest Control company, the major problem with palm rats of chewing holes in the lanai screen and nesting there has been eliminated. The entire area was then filled with new types of plants and shrubs that would allow the lower level units to be able to see the golf course. Secondly, we began to re-work the areas in front of the condos. This meant cutting back and/or removing old, woody hedges and plants. New, more colorful shades of green plantings were introduced. Finally, more colorful spring and fall annuals have been added.

Additionally, a number of diseased trees were removed. All the oak trees and the palms are regularly trimmed. In the island area on Carrington Court, the orchid trees have been trimmed following each flowering season.

Finally. The pool area has been entirely replanted with many new varieties of nursery plants. The purpose was to bring more color and plantings inside the fencing area. This has resulted in a more southern beach look with grasses and ferns. All the palm trees will be up-lighted along with other lighting enhancements. Our future plans call for a redesign of the three planting areas at the Carrington entrance. This will bring a remarkable new look unlike any of the other communities with palm trees, up-lighting and spectacular vibrant annuals. Additionally, there are plans to improve and redesign the island areas on Carrington Court. But that will be done in the 2023-24 budget year. This will result in improved up-lighting of the trees and giving a new look to the darker end of the street.

End of Year Communication Report -2022*2023

The primary focusses this past year has been to ensure we have a current and accurate directory of all Carrington owners' contact information. We focused on validating owner phone numbers and email addresses; a critical need to ensure that the Board's notifications reach our owners.

Our second focus was to establish a process to maintain the directory with as much current information as possible. We partnered with Stonebridge Member Services to receive updates, ad hoc and quarterly, of any changes in ownership or contact information.

We also revised/simplified the existing Carrington website. We removed the required passwords for easier access. We archived outdated information and uploaded the member directory with functionality to sort by Name or Address

Maggie Taylor