

# **Carrington at Stonebridge Condominium Association, Inc.**

## **Board of Directors Meeting**

**January 19, 2017**

**The Board of Directors meeting of the Carrington at Stonebridge Condominium Association, Inc. was held on January 19, 2017 at Vesta Property Services, 27180 Bay Landing Dr., Ste. 4, Bonita Springs, Florida 34135.**

### **Directors present:**

- Jake Broncato
- Bill Whitman
- Keith Brown
- Mary Beth Prox
- Mike Weigensberg.

### **Also present:**

Philippe Gabart from Sterling Property Services.

- Jim Penterman 2345 Carrington Court # 203.

### **1. Call to order, determination of quorum, and proof of due notice:**

The meeting was called to order by President Jake Broncato at 08:00 a.m.  
It was determined that a quorum was present, and proof of due notice was accepted.

### **2. Disposal of the previous meeting minutes:**

**A motion made by Mary Beth Prox to accept the minutes of December 6, 2016, was seconded by Bill Whitman, and approved by all.**

### **3. Guests comments on the agenda:**

- Request of approved minutes to be provided to owners upon request in writing.

### **4. Board Reports:**

a. Treasurer's Report, KB:

A full review will be revised once the Year-End financial will be available.

b. Building & Grounds Report MPB:

- Improvement needed along some of the lower lanai roof lines to prevent debris splashing from heavy rains.
- Landscaper should be involved in an assessment of the gravel around the buildings, and provide a proposal for replenishment.
- Outside water valves and shut-off will be inspected during the plumbing project, with a proposal provided for repair.

a. Landscaping Report MPB:

- Review of latest trimming and planting.
- The landscaping around the entry sign was refreshed.

b. Lease & Sales Report. MW:

- Review of the leases and sales approved to date.

c. Social Affairs Report BW;

- Review of the up and coming social activities.
- An updated owners' roster was requested.

d. Pool Report BW:

- Pool shower chain has to be replaced.
- Review of the propane consumption while using the BBQ.

**A motion made by Mike Weisenberg to accept the Pool and Social Committee report, was seconded by Keith Brown, and approved by all.**

e. Presidents Report JB:

Review of the First Responders program needed for the hurricane season. The Master Association is seeking volunteers for Carrington.

**b. Committee Reports.**

None

**c. Manager's Report:**

a. 2017 Annual meeting update:

The First Notice for the annual meeting will be mailed at the end of January, and the annual meeting is scheduled for **Thursday, March 16, 2017 at 3:00 p.m.**, at the Stonebridge Country Club, 2100 Winding Oaks Way, Naples, Florida.

b. Northern Contracting update:

- The roof at 2365 Harmony Land was power-washed again but no significant improvement was noted.
  - A paint touch-up and rust removal is in progress as needed around the buildings.
  - Multiple carports exterior bands along the roof lines have to be painted and touched up. Discussion ensued.
- ✓ It was recommended to have an assessment of the carports bands in need of painting, and to have the proposal ready for the February 2017 meeting.
  - ✓ It was recommended to have the painting of the landings, staircases and walkways be completed all at once in October of 2017, and to acquire project approval at the February 2017 meeting.

**5. Old Business:**

a. Rules and regulation for appliances and water heaters:

A draft resolution prepared by the Association legal counsel was presented for review and approval. Discussion ensued.

**A motion made by Mike Weisenberg to approve the draft resolution for appliance and water heaters as corrected, was seconded by Mike Whitman, and approved by all.**

b. Carports roof repairs update:

San Carlos roofing is proposing to improve a section of the existing carport roofs above the storage units, and to divert the water away from these areas.

The improvements will also include some gutters and downspouts modifications.

The estimated work for three carports is estimated at \$2,245.00.

**A motion made by Keith Brown to approve the carports roofing project, was seconded by Mike Weisenberg, and approved by all.**

c. Railing repairs update:

- Review of quotes provided by Screenit, Inc. to repair existing railings on a time and material basis, or fully replace all railing for the estimated amount of \$194,000. Discussion ensued.

It was recommended to select a vendor to do immediate repairs and ensure safety.

A final assessment plan will be prepared and presented to the residents

d. Phase 1 reading of water equipment policy & status of water inspection:

- Phase one of the plumbing inspection was completed.
- Several water heater units have been recommended for replacement, and owner will be notified in writing.

e. Wireless emergency system upgrade;

- The wireless units for the fire panels have been installed on Harmony Lanes.
- All existing land lines are in the process of being cancelled.
- A final walk through is scheduled for the end of January.

f. Carrington grill update:

The location of the current grill was placed there on a trial basis only in an attempt to determine if the grill would be used at all. The location was temporary; which is why we placed it on an existing pad. We received some feedback that some people liked it, and some people really disliked the location. Due to the lack of concrete results, the second grill located on Carrington Court will be removed until a further decision is made, and the bench is reinstalled.

## **6. New Business:**

None.

## **7. Adjournment.**

There being no further business to discuss, the meeting was adjourned at 11:30 a.m.

**The motion was made by Bill Whitman, and seconded by Jake Broncato.**

Respectfully submitted by,

Philippe Gabart.  
Property Manager, CAM.