

Carrington at Stonebridge Condominium Association, Inc.

Board of Directors Meeting

October 16, 2017

The Board of Directors meeting of the Carrington at Stonebridge Condominium Association, Inc. was held on October 16, 2017 at Stonebridge Country Club, Dining Room, 2100 Winding Oaks Way, Naples, Florida

Directors present:

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

Also present:

- Philippe Gabart from Sterling Property Services.
- Thomas Van Oyen and Scott DeHooghe from BWG Contracting.

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

The meeting was called to order by President Jake Broncato at 09:00 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 May 5, 2017 was seconded by Mike Weigensberg, and approved by all.

3. Guests comments on the agenda:

- General questions on buildings repairs, insurance and process to start the work.

4. Board Reports:

a. Treasurer's Report:

Keith Brown reported:

- Review of the hurricane related expenditures--it was noted that the financials will keep track of expenses for clean-up and repairs separately.
- The latest financials show a small increase in expenses versus the actual budget.

- Insurance premiums are lower.
- The 2018 proposed budget is in progress, and will be ready for the next Board meeting.

b. Lease & Sales Report:

Mike Weigensberg reported:

Review of sales and leases to date with rental average values.

c. Stonebridge Crises and Response Committee:

Jake Broncato reported:

The Master Association is recommended to have a liaison from each Sub-Association reporting directly to the crises and Response Master Committee for emergencies, including special needs services.

A motion made by Keith Brown to nominate Vernon Brown, a Carrington resident to be a captain to the Master Crises and Response Committee, was seconded by Mary Beth Prox, and approved by all.

5. Committee Reports:

None.

6. Manager's Report:

A summary review of the hurricane and aftermath was provided to the audience; which included all steps taken by the Association and Board of Directors to ensure a quick and safe recovery. Among the issues addressed were the state of the roofs, and the emergency repairs undertaken with the assistance of BWG Contracting and their sub-contractors. The vendor presented the Board of Directors a general proposal to address the repair of the soffits, fascia and drywalls. The roofer will also provide a general assessment of the roofs' condition with options to repair metal sheet-work.

7. Old Business:

None

8. New Business:

a. Hurricane Irma – Post recovery:

Scott DeHooghe from BWG Contracting reported:

- The use of a general contractor for construction recovery after Hurricane Irma has multiple benefits for the Association--mainly to have a construction professional to overview the construction efforts.

- It was agreed that the roof repairs should be completed first, and to subsequently add the soffits and fascia repairs to the general project. Scott indicated that the recovery effort would be a partner effort between the Association and BWG.
- Scott DeHooghe noted that the actual situation with vendors, schedules and supplies is very tight, but BWG has some leverage due to the volume of work provided to the sub-contractors that also keeps the rates down.
- The structures are deemed to be safe at this time with the emergency repairs provided, but as pointed out by Keith Brown, many unanswered questions remain with insurance, reconstruction and cost.
- Mike Weigensberg provided an update on the recommendations suggested by Hagan Engineering on the reconstruction of the carports and available options.
- Jake Broncato reported that all final reports on roofs, carports and buildings damages will be analyzed to determine any special assessment.
- The final roofs report and assessment provided for the roofing company CFS is not sufficient, and must be refined to include details on each building with descriptions of damages and pictures. Scott DeHooghe stated that BWG/CFS would be willing to provide a full detailed report of the roofs within one week, but needs reassurance that the Association would not seek another vendor to do the work and under-bid the project. BWG is willing to pursue the work, and is seeking partnership and a gentlemen's agreement with the Association. Discussion ensued.

A motion made by Keith Brown to sign the agreement with BWG to hold off doing any work until the final roof report is ready, and to move forward with the insurance company, was seconded by Mike Weigensberg , and approved by all.

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|---------------------------|------------|
| • Jake Broncato | Yes |
| • Bill Whitman | Yes |
| • Keith Brown | Yes |
| • Mary Beth Prox | Yes |
| • Mike Weigensberg | Yes |

b. Insurance Discussion:

Mike Weigensberg reported that the insurance carrier and field adjusters would themselves assess all damages to roofs and provide reports and replacement costs to the Association for preliminary discussion. Further analysis will be needed to better comprehend the full cost of recovery versus the deductibles of each building and carports.

c. 2018 Annual fire inspection:

The Annual alarm and fire sprinklers inspection is scheduled for December 5, 2017 at 8

a.m. to completion.

9. 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.