

Carrington at Stonebridge Condominium Association, Inc.

Board of Directors Meeting

The Board of Directors meeting of the Carrington at Stonebridge Condominium Association, Inc. was held on October 18, 2018 at the Stonebridge Country Club Dining Room, 2100 Winding Oaks Way, Naples, Florida.

Directors present:

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

Also present:

- Philippe Gabart from Vesta Property Services.
- Team from Colonial Roofing.
- Team from Delta Engineering.

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

The meeting was called to order by President Jake Broncato at 09:01 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 April 16, 2018, was seconded by Bill Whitman, and approved by all.

3. Unit Owner Comments:

None.

a. Treasurer's Report:

Keith Brown reported:

- Review of hurricane expenses.
- Review of proposed budget 2019.

Financial statement for the period ending September 30, 2018:

Balance Sheet:

- Accounts Receivable – 1 owner is at the attorneys, 1 owner that was at the attorney paid off their account in October, and the remaining have small balances or paid in October.
- There are 55 people who have prepaid balances.

Income Statement:

- Legal/Accounting – this item has a credit balance because items were re-classified to a new item called *Hurricane Professional Services*.
- Line of Credit Fees – this item has a credit balance because the fees were re-classified to a new item called *Hurricane Professional Services*.
- Hurricane Repairs - this item has a credit balance because items were re-classified to a new item called *Hurricane Professional Services*.
- Tree Maintenance/Replacement – this item is over the annual budget by \$1,605.00.
- Emergency Systems/Fire Safety – this item is over the annual budget by \$1,283.00.

Summary:

The Association currently has a profit of about \$20,246.00.

b. Delinquencies:

- Owner of 2305 Carrington Court # 104 requested to have his late fees and interest waived. Discussion ensued.
- It was agreed that the fees would be waived once in a five years time period.

A motion made by Mary Beth Prox to accept the Treasurer's report as presented, was seconded by Bill Whitman, and approved by all.

c. Landscaping & Grounds Report:

Mary Beth Prox reported:

- General review of landscaping schedule.

A motion made by Keith Brown to accept the landscaping report, was seconded by Bill Whitman, and approved by all.

d. Buildings and Carports Report:

Mike Weigensberg and Keith Brown reported:

- Report included under Roofs Project.

- Review of carports' roof repairs.

e. Lease & Sales Report:

Mike Weigensberg reported:

- Reported sales and rental activities to date are slightly down, but rental rates are up.

A motion made by Mary Beth Prox to accept the leasing and buildings reports was seconded by Jake Broncato and approved by all.

f. Social Affairs Reported:

Bill Whitman reported:

Review of the Social events schedule for 2018/2018:

- November 12, 2018
- December 10, 2018
- January 14, 2019
- February 11, 2019
- March 11, 2019
- April 2019– Annual Golf Outing not set yet.

g. Pool Report BW:

Bill Whitman reported:

- New tables have been received and installed around the pool deck.
- Light posts in the back of the pool deck need to be replaced due to corrosion.

A motion made by Keith Brown to accept the pool and social reports, was seconded by Mary Beth Prox, and approved by all.

h. Presidents Report:

Jake Broncato reported:

None.

4. Manager's Report:

a. 2018 Annual Fire Inspection.

- Imperial Fire Alarm & Security Inc. will be conducting the annual fire sprinklers inspection at Carrington on Tuesday, December 04, 2018 starting at 8 a.m. until completion.

5. Old Business:

a. Plumbing project update:

- Review of hot water units' replacement scheduled as per plumbing inspection.
- A few owners are still in need of inspection or equipment replacement.

b. "Service Animals" discussion:

Jake Broncato reported:

- Review and discussion on existing issues and law with emotional support animals.
- There is a need to adopt a clear policy on emotional support animals, and further legal help and research will be noted. Project tabled.

c. Electric car-chargers discussion:

Jake Broncato reported:

- Review of EV charger installation and maintenance of E.V. vehicles on condominium common areas based on current statutes. Discussion ensued.

6. New Business:

a. Roofing update – Guests:

- 🚧 Todd Pflaumer from Colonial Roofing.
- 🚧 Abe Hafiz from Delta Engineering.

- Review of the latest tile delivery with Boral.
- Review of the current schedule of old tile removal.
- Review of current safety procedures for the roofing crew.
- A new situation arose at several Buildings such as #2350, 2340 and 2310, where dryer vents were connected to the ridge vent or off ridge vents that are not up to code. Therefore contractors should be hired to bring all vents up to current code, and then Colonial Roofing will be back to install the vent and flashing required to finish the roof.
- It was recommended for the Association to seek bids from AC contractors or dryer vent vendors to complete the project.

b. Roof project – Performance Bond approval:

- Performance Bond for the roofing project was contracted through Smith Insurance & Bond in the premium amount of \$26,000.00.

A motion made by Keith Brown to accept and approve the Performance Bond from Smith Insurance & Bonds, was seconded by Jake Broncato, and approved by all.

c. Railing repairs update:

- Several buildings have been completed for 2018, and the work will resume in 2019 on Carrington Court when the new budget is approved.

d. Outside light fixtures repair/replacement:

- The actual buildings' light fixtures are currently decaying and the model and style are no longer made. Discussion ensued.
- It was agreed to table the project until further assessment is conducted.

e. Rules and Regulations enforcement procedures:

Jake Broncato reported:

Among the options available for compliance enforcement the Board of Directors may fine an offender based on guidelines provided by the Association Governing documents and Florida Statutes 718.

- The Association will need to create a Fining Committee for a cited owner to appeal.
- Review of proposed resolution to create a Fining Committee. Discussion ensued.
- The proposed document will be on the November agenda for approval.

7. Unit Owner Comments:

None.

8. Adjournment.

There being no further business to discuss, the meeting was adjourned at 11:15 a.m.

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

Respectfully submitted by,

Philippe Gabart.

Property Manager, CAM.