

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 April 16, 2018 at the Stonebridge Country Club Dining Room, 2100 Winding Oaks Way, Naples, Florida.

Directors present:

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

Also present:

- Philippe Gabart from Vesta Property Services.

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 March 15, 2018 was seconded by Bill Whitman and approved by all.

3. Unit Owner Comments:

None.

4. Board Reports:

a. Treasurer's Report:

Keith Brown reported:

Financial statement for the period ending February 28, 2018:

Balance Sheet:

- Accounts Receivable – four owners have small balances.
- There are 38 people who have prepaid balances.

Income Statement:

- Insurance Claim Inc Hurricane – funds were received from the insurance company for the hurricane claim. This offsets the hurricane expense category.
- Line of Credit Fees – this item was not budgeted for in 2018, and is over the annual budget by \$3,378.
- Exterminating – this item is high this month due to rat proofing; it's over the year-to-date budget by \$4,373.

Summary:

The Association currently has a loss of about (\$4,513.00).

b. Landscaping & Grounds Report:

Mary Beth Prox reported:

- Additional hardwood trees trimming is in progress.

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

c. Buildings and Carports Report:

Mike Weigensberg reported:

- Colonial Roofing was hired to redo all 17 roofs at Carrington starting in September of 2018, for an estimated amount of \$1,200,000. Discussion ensued.
- Metal repair options are estimated at \$20,000.00.
- Paramount Public adjuster was hired to directly negotiate the insurance claim with the carrier and prepare an alternative estimate for roof repairs and replacements.
- Delta Engineering was hired to assess the roof conditions and submit reports and findings to Colonial Roofing. The vendor will also supervise the roofing company during the reconstruction process. Discussion ensued.

d. Lease & Sales Report:

Mike Weigensberg reported:

- 7 to 10 % increase over last year in terms of volume, as of April 2018.
- Rental prices are up on rental periods of 90 days or higher.

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

e. Social Affairs Reported:

Bill Whitman reported:

- All social events have been a great success this year.

- Request was made to have funding available next year for the social committee.

f. Pool Report BW:

Bill Whitman reported:

- Dissatisfaction expressed with the pool cleaning company.
- The gutters and drains along the skimmer line should be cleaned more aggressively or scheduled for a special cleaning.

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

g. Presidents Report:

Jake Broncato reported:

None

5. Manager's Report:

- Review of the carports cleaning.
- A third BBQ was installed at Carrington.
- Review of delinquencies, including special assessment.
- Five buildings are scheduled for railing repairs by Liberty Aluminum.
- Review and approval of BWG final invoices.

A motion made by Jack Broncato to approve the payment of the final invoice for the repair of fascia and soffit at a cost of \$21,190.00 as presented, was seconded by Mary Beth Prox, and approved by all.

A motion made by Jake Broncato to approve the payment of the final invoice for the repair of carports at a cost of \$52,661.00 less a retainer of \$10,000.00 to be held for 30 days, was seconded by Mary Beth Prox, and approved by all.

6. Old Business:

a. Plumbing project – water heaters replacement – update.

Tabled.

b. ARC resolutions revised:

Jake Broncato reported:

The ARC forms listed below have been revised

- Radon.
- Hurricane Glass Slider Enclosure.

- Allowable Enclosures.

A motion made by Bill Whitman to approve the revised version of the ARC forms as presented, was seconded by Mary Beth Prox, and approved by all.

c. Website – guest Mike Shield from MSWeb Services:

Mike Shield reported:

- Structure and process to build a website and features.
- The annual contract cost is estimated at \$940.00.
- Extra features could incur additional costs.
- It was recommended that a Website Committee be created to help with the maintenance and communication process with management, association and webmaster.
- Two sections on the site will be available including one with general password protection.

A motion made by Bill Whitman to approve the agreement from MSWeb Services as presented, was seconded by Mary Beth Prox, and approved by all.

7. New Business:

a. Board meeting and Social gathering dates:

Board Meetings - - 3rd Thursday of each month:

- October 18, 2018
- November 15, 2018
- December 20, 2018
- January 17, 2019
- February 21, 2019 - - Annual General Meeting
- March 21, 2019
- April 18, 2019

Pool Party at Carrington Pool - - 2nd Monday of each month.

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

b. Roofing contract approval:

A motion made by Mike Weigensberg to approve the contract with Colonial Roofing as presented, was seconded by Mary Beth Prox, and approved by all.

c. Delta Engineering contract approval:

A motion made by Bill Whitman to accept the agreement from Delta Engineering as presented, was seconded by Mary Beth Prox, and approved by all.

d. Public Adjuster agreement approval:

A motion made by Bill Whitman to accept the agreement from Paramount Adjusters as presented, was seconded by Mary Beth Prox, and approved by all.

8. Unit Owner Comments:

None.

9. 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.