

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 November 15, 2018 at the Stonebridge Country Club Dining Room, 2100 Winding Oaks Way, Naples, Florida.

Directors present:

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

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 09:05 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 October 18, 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.

Financial statement for the period ending October 31, 2018:

Balance Sheet:

- Accounts Receivable – 3 owners are at the attorneys, 1 was sent a final notice, and the remaining have small balances or paid in November.
- There are 12 people who have prepaid balances.

Income Statement:

- Tree Maintenance/Replacement – This item is over the annual budget by \$1,605.
- Emergency Systems/Fire Safety – This item is over the annual budget by \$1,864.

Summary:

- The Association currently has a profit of about \$22,855.00

Review of hurricane expenses including roofing and dryer vents repairs

b. Delinquencies:

- Association counsel request Board approval to start lawsuit foreclosure against 2350#106. Discussion ensued.
- It was agreed that a final demand letter should be sent prior to approve any final legal procedure.

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

c. Landscaping & Grounds Report:

Mary Beth Prox reported:

- General review of landscaping schedule and maintenance.

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

b. Buildings and Carports Report:

Mike Weigensberg and Keith Brown reported:

- Request was made to have Delta Cleaning to inspect all carports' roof and prepare a schedule for pressure washing.
- The final railing repairs for six buildings will start early 2019.
- The buildings are schedule for painting in 2019.

c. Lease & Sales Report:

Mike Weigensberg reported:

- Leases are for a minimum of 90 days on average and rental rates are up versus last year.
- Sales and leases have also increased in price and demand compare to prior years.

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

d. Social Affairs Reported:

Bill Whitman reported:

Review of the Social events schedule for 2018/2018:

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

e. Pool Report BW:

Bill Whitman reported:

Request was made to change the lock combination at the pool storage room or install a new lock.

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

f. **Presidents Report:**

Jake Broncato reported:

- Revision of the Association Governing documents needed. Discussion ensued.

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.

b. 2019 Annual Meeting update:

- The first notice for the 2019 annual meeting will be mailed mid-December.

5. Old Business:

a. Plumbing project update:

b. “Service Animals” discussion:

Mike Weigensberg and Keith Brown reported:

- Review of “Service Animals” requirements at Carrington and State/Federal laws.

c. Insurance report on roofing project:

Mike Weigensberg reported

- To date the association has settled with close to \$2,000,000.00 from the claim filed with carrier. Discussion ensued

d. Ratify Lint Out contract:

A motion made by Keith Brown to approve the proposal from Lint-Out to repair the Dryer vents, was seconded by Mike Weigensberg, and approved by all.

e. Second Reading: Finning Resolution.

f. Roofing update – Guests:

- Todd Pflaumer from Colonial Roofing.
- Abe Hafiz from Delta Engineering.
- Delta Engineering provided the latest update on the roofs reconstruction.
- Enough tile supply was released from the Boral factory to address six buildings at Carrington.
- The first install of tile is expected early December. Discussion ensued.
- Estimated completion of the roofs project February 2019.

6. New Business:

a. First Reading: Waiver of Fees Policy:

- Review of Resolution. Discussion ensued.

A motion made by Mike Weigensberg to approve the Waiver of Fee Policy Resolution as presented was seconded by Jake Broncato, and approved by all.

b. Second Reading: Finning Committee.

- Review of proposed resolution. Discussion ensued.

A motion made by Mike Weigensberg to approve the Finning Committee Resolution as presented was seconded by Jake Broncato, and approved by all.

c. First Reading: Electric car chargers Resolution Policy:

- Review of the proposed resolution. Discussion ensued.

d. 2019 Budget Approval:

- Review of the 2009 proposed budget. Discussion ensued.

A motion made by Mike Weigensberg to approve the 2019 proposed budget was seconded by Mary Beth Prox, and approved by all.

e. Job Description Website Coordinator:

- Review of website maintenance and coordination between association and webmaster.
- Jim Penterman has agreed to be a website coordinator, webmaster and manager.

A motion made by Mike Weigensberg to approve Jim Penterman as Website coordinator for Carrington , and approved by all.

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.