

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 17, 2019 at the Stonebridge Country Oak Room, 2100 Winding Oaks Way, Naples, Florida.

Directors present:

- Jake Broncato
- Mary Beth Prox
- Keith Brown

Via conference call:

- Mike Weigensberg
- Cathy Allen

Also present:

- Philippe Gabart and Michaela Neumann from Vesta Property Services.

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

The meeting was called to order by President Jake Broncato at 09:07 a.m.
It was determined that a quorum was present and proof of due notice was accepted.

4. Disposal of the previous meeting minutes:

A motion made by Mary Beth Prox to accept the minutes of April 11, 2019, was seconded by Keith Brown, and approved by all.

5. Unit Owner Comments:

General question from the audience.

- Emergency contacts for new owners and tenants
- Pest Control for all units provided by Home Defense
- Pine Straw placement in community scheduled for November

6. Board reports:

a. Treasurer's Report:

Keith Brown reported:

- 2020 Proposed Budget under review.

Financial statement for the period ending September 30, 2019:

- Currently under budget
- Hurricane expenses separated from the Operating Account
- Painting on landings and steps to be completed, was not included in the building paint project this summer.

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

b. Landscaping & Grounds Report:

Mary Beth Prox reported:

- General review of landscaping schedule and maintenance.
- i. The Master Association completed plant installation on Airport Road Common area towards Master clubhouse along Winding Oaks Way, some areas need to be addressed.
More privacy plants to be placed on hedge line behind pool area by Master Association, BOD does not agree with completed work.
- New light fixtures to be placed by gathering area behind pool deck

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

c. Buildings and Carports Report:

Mike Weigensberg reported:

- Artistic Aluminum added additional caps on carport roof tops including panel replacement at 2340 Carrington Ct. as a sample project, work was not completed to BOD satisfaction, alternative vendor will be selected.
- Post Pocket Repairs to be completed in the next view weeks
- Light fixtures replacement on Harmony Lane
- KBI to re-due Soffit and Fascia's
- Hardware Replacement for Lanai's postponed till more unit owner have returned this season.

A motion made by Mary Beth Prox to accept the buildings report, was seconded by Keith Brown, and approved by all.

d. Lease & Sales Report:

Mike Weigensberg reported:

- Review of current rentals and sales.
- Implementing form to get emergency contacts for new owners and tenants

e. Social Affairs:

Cathy Allen reported:

- Review of the 2019/20 activities schedule
- 2nd Monday of the month suggested for social events at the pool area
- Golf outing date not selected yet
- Entertainment to be booked in advanced for themed events

f. Pool Report:

Jake Broncato reported:

- Concern about slippery surface on the pool deck after painting was completed
- Long-term renovation for pool deck looked at such as adding pavers.
- Replacement of all Grills

A motion made by Mary Beth Prox to replace all Grill's, was seconded by Keith Brown, and approved by all.

7. Manager's Report:

- Introduction, Michaela Neumann, CAM
- Railing project was complete this summer
- Painting project on buildings was complete, landings and steps still need to be done
- Carport project sample was done at 2340 Carrington Ct., work was not satisfactory for the BOD, looking for alternative vendor
- Gutter and Soffit project postponed for further review
- Light fixtures were completed on Harmony Lane, use bulbs only no spiral bulbs to be used.

8. Committees' Reports:

a. Website report:

Jim Penterman reported

- Better tracking of emergency contacts for new owners and tenants

b. Emergency Disaster Report:

VB reported

- No major storm impact for the 2019 Hurricane season

9. Old Business:

a. Storage Locker update

Jim Penterman reported:

- Stonebridge is holding a meeting on November 4th for formal proposal on Storage Lockers, survey to be provided.

10. New Business:

None.

11. Adjournment.

There being no further business to discuss, the meeting was adjourned at 11:18 a.m.

The motion was made by Mary Beth Prox and seconded by Keith Brown.

Respectfully submitted by,

Michaela Neumann
Property Manager, CAM.