

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 14, 2019 at 2100 Winding Oaks Way, Naples, Florida.

Directors present:

- Jake Broncato
- Mike Weigensberg
- Keith Brown
- Mary Beth Prox
- Cathy Allen

Also present:

- Michaela Neumann 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 09:02 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 Mike Weigensberg to accept the minutes of October 17, 2019, was seconded by Mary Beth Prox, and approved by all.

3. Unit Owner Comments:

General question from the audience.

- Summer project updates
- Lease application
- Later times for meetings

4. Directors report:

a. Treasurer's Report:

Keith Brown reported:

- Review of September, financials are on target
- Normal Budget over the last 3 years, Hurricane expenses were stated on the budget and insurance funds added to balance by end of year.
- Finalize 2020 Budget and approve in December with no change on the Assessment amount.

b. Landscaping & Grounds Report:

Mary Beth reported:

- i. Replaced new bushes on Winding Oaks by the Master Association
 - Pine Straw was placed
 - New Annuals were planted
 - Any Palm Fronds touching the units to report to Mary Beth
 - Rodent traps around buildings have been re-filled
 - 3 new Grills were purchased

c. Buildings and Carports Report:

Mike Weigensberg reported:

- One carport at Carrington Court was completed; new panels and metal caps were placed. The project to continue with other carports was postponed due to concerns about the workman ship on carports. Currently new vendors are being searched for to continue the project.
- Landings and stairs to be painted
- Hardware replacement on Lanai screen frame
- Railings were braced for more support, top railing replaced and areas in need painted, final inspection will be done
- Damaged and leaking gutters to be replaced on carports

d. Lease & Sales Report:

Mike Weigensberg reported:

- Review of current rentals and sales applications
- Form to be implemented to collect tenants information that will be send to Mr. Penterman.
- Association will reserve the right to inspect and charge owner with cleaning required to maintain the unit's safety for others and to protect the common areas.

e. Social Affairs:

Cathy Allen reported:

- Last pool event had a great residents turnout

f. Pool Report:

Cathy Allan reported:

- Adding possible diving sign
- Tile replacement on pool deck, long term plan
- Residents asked for more umbrellas
- Discussion of potential improvements at the pool and surrounding areas.

5. Presidents Report:

Jake Broncato reported:

- a. Overview of summer projects

6. Manager's Report:

- a. Power washing update, walkways and curbs are completed, carports will be done the week of November
- b. Painting project update, landings and stairs to be completed mid December
- c. Post Pocket repairs inspection was preformed, vendor to finish some missing areas
- d. Annual Fire inspection will take place November 25th and 26th
- e. 3 new Grills were purchased
- f. Plumbing issues after roof replacement, Colonial Roofing to come out to inspect the reported issue by owners

7. Committees' Reports:

- a. Communication and website:

Jim Penterman reported

- Emergency contact form for tenants and provide all leasing forms to Mr. Penterman
- Asking for approval to send email updates to owners

8. Old Business:

- Plumbing stack issues since roof has been replaced. Inspection needed from Colonial roofing to ensure that stacking was done correctly.

9. New Business:

- Survey for storage units got a good return, next stage will be processed, groundwork has started

10. Adjournment.

There being no further business to discuss, the meeting was adjourned at 11:03 a.m.

The motion was made by Mary Beth Prox and seconded by Jake Broncato.

Respectfully submitted by,

Michaela Neumann.
Property Manager, CAM.