

Carrington at Stonebridge Condominium Association, Inc.

c/o Vesta Property Services
27180 Bay Landing Drive, Suite 4
Bonita Springs, FL 34135
Ph: (239) 947-4552 Fax: (239) 495-1518
Board of Directors Meeting Minutes

March 21, 2019

- 1) **Call to Order:** The meeting was called to order by President Jake at 9:04am.
- 2) **Establishment of a Quorum:** Board of Directors for Carrington Jake Broncato, Mary Beth Prox, Mike Weigensberg, Keith Brown; as well as Philippe Gabart and Lindsay Ruiz representing Vesta Property Services, were present in person. Kathy Allen was present via conference call.
- 3) **Proof of Notice:** Notice was posted per Florida Statutes at least 48 hours in advance.
- 4) **Approval of Minutes:** Meeting minutes from January 17, 2019 were presented to the board for review and discussion.

Motion: Motion to approve the Meeting Minutes from January 17, 2019 was made by Mary Beth Prox. Seconded by Keith Brown; **all in favor, motion passed.**

5) **Unit Owner Comments:** None

6) **Board Reports:**

- a) **Treasurer's Report:** Keith Brown reported that the association renewed a CD of \$17,000.00 for 2.68%. The association has yet to receive the final bill for the roofing project with approximately \$10,000.00 remaining to charge. There were approximately \$21,000.00 in extra costs for the roof, however, the association remained under budget.

Motion: Motion was made by Mike Weigensberg approved the Treasurer's Report. Seconded by Mary Beth Prox; **all in favor, motion passed.**

- b) **Landscaping & Grounds Report:** Mary Beth Prox provided a proposal to updated and replace the landscaping along Carrington Court. The proposal was for \$34,480.00 from Juaraz Lawn Care.

Motion: Motion was made by Mike Weigensberg to approve the proposal as presented from Juarez Lawn Care. Seconded by Keith Brown; **all in favor, motion passed.**

Motion: Motion was made by Mike Weigensberg to approve the Landscape Report. Seconded by Kathy Allen; **all in favor, motion passed.**

- c) **Building and Carports Report:** Mike Weigensberg reported that two carport roofs need to be replaced; both belonging to address 2345. Would need to be revise the proposal from Artistic Aluminum. Artistic Aluminum also intends to replace all rusted screws around the screens and caps on carports.

Motion: Motion was made by Mike Weigensberg to replace both carports at 2345, subject to price. Seconded by Kathy Allen; **all in favor, motion passed.**

Motion: Motion was made by Keith Brown to accept the Building and Carports Report. Seconded by Mary Beth Prox; **all in favor, motion passed.**

d) Lease & Sales Report: Mike Weigensberg reported 32 Units were leased in the current season with an increase in the amount owners were able to charge for their units. In light of some recent concerns regarding tenants, Mike Weigensberg proposed the following:

- i) To ensure that long term rentals obtain rental insurance.
- ii) That all landlords perform an inspection of their units periodically.
- iii) How to handle insurance coverage for units that are less than 6 months.

Motion: Motion was made by Keith Brown to accept the Lease and Sales Report. Seconded by Mary Beth Prox; **all in favor, motion passed.**

e) Social Affairs Report: Jake Broncato provided the following Social Affairs Report; the last pool social provided approximately 35 members in attendance. There is a golf outing scheduled for the end of April.

Motion: Motion was made by Mike Weigensberg to accept the Social Affairs report. Seconded by Mary Beth Prox; **all in favor, motion passed.**

f) Presidents Report: None

7) Manager's Report: Philippe Gabart reported that the pool closure is scheduled for the end of April. Unit 2325 doesn't want to pay late fees due to an issue they incurred with their bank and requests that the board consider waiving their late fees and interest.

Motion: Motion was made by Keith Brown to deny the waiver of late fees and interest for unit 2325. Seconded by Mike Weigensberg; **4 in favor, Mary Beth Prox opposed, motion passed.**

Philippe Gabart reported that the ARC for the Master Association denied the installation of the bulletin boards due to being free standing. Liberty started the railings on March 20, 2019.

8) Old Business:

- a) Roofing Update:** All new roofs, the board is waiting on a punch list to be done by Delta before the final payment is processed.
- b) Posting Board proposal approval:** Tabled
- c) KBI Industries proposal approval:** A proposal was presented to the board from KBI industries for the repair of soffits and gutters throughout the community.

Motion: Motion was made by Mike Weigensberg to accept the proposal from KBI industries for \$97,500.00 for the repair/replacement of soffits and gutters. Seconded by Keith Brown; **all in favor, motion passed.**

d) Liberty Aluminum: Railing repairs proposal approval: Tabled

e) Painting proposal selection and approval: A proposal from Elias Brothers for \$93,000.00 and a proposal from Northern Painting for \$96,560.00 was presented to the board for consideration.

10:54 a.m. Kathy Allen dismissed herself from the meeting due to a prior engagement.

Motion: Motion was made by Mike Weigensberg to accept the proposal from Northern Painting for \$96,560.00 to paint the community. Seconded by Keith Brown; **all in favor, motion passed.**

9) New Business:

- a) **Current Janitorial Contract:** The board expressed concern regarding the current janitorial contract. A proposal from Michael's Cleaning was presented before the board.

Motion: Motion was made by Mike Weigensberg to approve to enter into a janitorial maintenance contract with Michael's Cleaning. Seconded by Mary Beth Prox; **all in favor, motion passed.**

- b) **Association Governing Documents Revisions:** Jake Broncato reported that the current Governing Documents for the association are outdated and need significant updating to be in line with current statutes. He explained what was needed for the revision of the documents.

- c) **2019/2020 Board Meeting Schedule:** A schedule for 2019 and 2020 was presented to the board. The board revised the dated for April 9, 2020. The following is the complete schedule:

- i) 3-21-2019 at 9:00am
- ii) 4-11-2019 at 9:00am
- iii) 10-17-2019 at 9:00am
- iv) 11-14-2019 at 9:00am
- v) 01-09-2020 at 9:00am
- vi) 02-20-2020 at 9:00am
- vii) 03-19-2020 at 9:00am
- viii) 04-09-2020 at 9:00am

10) Unit Owner Comments: None

11) Adjournment:

Motion: Motion made by Mike Weigensberg to adjourn the meeting at 11:28am. Seconded by Mary Beth Prox; **all in favor, motion passed.**

Meeting adjourned at 11:28am.

Respectfully Submitted,

Lindsay Ruiz, CAM
Community Association Manager
Vesta Property Services