

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 09, 2020 via Conference Call.

Directors present via Zoom Virtual:

- Jake Broncato
- Mike Weigensberg
- Keith Brown
- Mary Beth Prox (via conference call)
- Cathy Allen

Also present via Zoom Virtual:

- 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 09:05 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 Mike Weigensberg to accept the minutes of January 09, 2020, was seconded by Keith Brown and approved by all.

3. Unit Owner Comments:

No comments were provided by owners

4. Directors report:

a. Treasurer's Report:

Keith Brown provided report :

- On budget for the first 2 month.
- Provide invoices to owners for painted fire sprinklers that needed to be replaced according to the report and corrected by Imperial Fire.
- Lanai hardware completed, cost was \$20,000
- Carport Cap and gutter project spent \$20,000 this year, more repair to be completed
- Planned pool project \$100,000
- Unexpected cost for Fire inspection repairs \$18,000
- \$250,000 are kept in Contingencies for any upcoming projects

A motion was made by Jake Broncato to except Treasurers report as presented , was seconded by Mary Beth Prox, and approved by all

5. Presidents Report:

Jake Broncato reported:

- Incident reported by the pool area on April 19th. Guest of a owner was causing issues by not following social distancing and COVID19 restrictions. Any escalation issue should be reported to Security to be handled. New Policy was presented by Jake Broncato

6. *A motion was made by Mike Weigensberg to except Presidents report as presented, was seconded by Keith Brown and approved by all*

7. Old Business:

- Ratify to wave late fees from owners who were signed up for Direct Debit with Vesta

A motion was made by Keith Brown to ratify to wave late fees waver presented presented, was seconded by Cathy Allan and approved by all

8. New Business:

- Board meeting dates for 2020-2021

A motion was made by Mike Weigensberg to except Board meeting dates as presented, was seconded by Cathy Allan, and approved by all

- Pool Social Dates for 2020-2021

A motion was made by Keith Brown to except Pool Social dates as presented, was seconded by Mary Beth Prox, and approved by all

- Appointment as Director of Website Committee

A motion was made by Jake Broncato to appoint Jim Penterman as Director of Webmaster Committee for another year, was seconded by Mary Beth Prox, and approved by all

- Appointment as Director of Emergency Disaster Committee

A motion was made by Mike Weigensberg to appoint Vernon Brown as Director of Emergency Disaster Committee for another year, was seconded by Keith Brown, and approved by all

- Adoption of Board Resolution on New Policy for Emergency Powers

A motion was made by Keith Brown to adopt New Policy for Emergency Powers as presented, was seconded by Mike Weigensberg, and approved by all

- Adoption of Board Resolutions for new policy of social distancing, enforcement of local state federal agency guidelines.

A motion was made by Mike Weigensberg to adopt New Policy as presented, was seconded by Keith Brown and approved by all

9. Manager's Report

- a. Gutter cleaning and soffit and hardware repair on buildings was completed
- b. Carport replacement and Cap placement for 2345 Carrington Ct was completed, inspected by the Board of Directors to their satisfaction and was approved to continue additional repairs throughout Carrington Court as needed.
- c. Pool sings with restrictions and guidelines were posted on each gate access
- d. Plumbing stack noise: get roofing inspection report, plumbing inspection report and engage Delta Engineering if needed if the issue can not be resolved with roofer or plumber.
- e. Vent screening issue at Harmony Lane buildings, check with Dryer vent vendor to see if the screens were left on some vents.

10. Adjournment.

There being no further business to discuss, the meeting was adjourned at 10:15 a.m.

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

Respectfully submitted by,

Michaela Neumann.
Property Manager, CAM.