

# **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 June 16, 2020 via Virtual Meeting/ Conference Call.**

### **Directors present via Zoom Virtual:**

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

### **Also present via Zoom Virtual:**

- Michaela Neumann from Vesta Property Services.
- Jim Penterman – Chair of Web Site Committee
- Vernon Brown – Chair of the Emergency Disaster Committee

### **1.– 3. Call to order, determination of quorum, and proof of due notice:**

The meeting was called to order by President Jake Broncato at 09:08 a.m.

It was determined that a quorum was present and proof of due notice was accepted

### **4. Approval of Minutes:**

#### **Disposal of the previous meeting minutes:**

***A motion made by Mary Beth Prox to accept the minutes of April 15, 2020, was seconded by Cathy Allan and approved by all.***

### **5. Unit Owner Comments:**

No comments were provided by owners

### **6. Board reports:**

#### **a. Treasurer's Report:**

Mike Weigensberg provided the report for Keith Brown:

- Use Money from Capital Contribution for projects
- Deficit of \$17,987 due to over spend on Building Maintenance and Emergency Fire Line System

- \$20 K spend on lanai hardware replacement, paid out of insurance funds
- Unbudgeted expense for unexpected issue for Emergency Fire Line system adding up to \$17K due to a 5 year and 20-year sprinkler testing and inspection requirement.

***A motion made by Mike Weigensberg to accept the Treasurers Report, was seconded by Cathy Allan and approved by all.***

**b. Landscape Report:**

Mary Beth Prox provided the report:

- Annual Palm tree trimming and Hardwood trimming cost for trimming \$11K
- 4 diseased Palms were found, need to be removed and replaced

***A motion was made by Mike Weigensberg to except Landscape report as presented, was seconded by Cathy Allan, and approved by all***

**c. Building and Carport Report:**

Mike Weigensberg provided the report:

- Carport repair are proceeding throughout the summer, firm date to start and details of purchase provided,

***A motion was made by Mike Weigensberg to except Building and Carport report as presented, was seconded by Cathy Allan, and approved by all***

**d. Lease & Sales Report**

Mike Weigensberg provided the report:

- Lease and Sales application information. Need to look at the information Mr. Penterman would need. Also send emergency contact information to Jim Penterman via form as well as other lease and sales information to be implemented into the Emergency Disaster Program.

***A motion was made by Mary Beth to except Lease and Sales report as presented was seconded by Cathy Allan and approved by all***

**e. Social Affairs Report**

Kathy Allan provided the report:

- Currently everything is on hold due to COVID19

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

**f. Pool Report**

Mike Weigensberg provided report:

- Still under review with more details to be investigated, still above target number trying to bring down the numbers, perhaps a special meeting is needed to look over the project in fall.
- Try to keep cost within the \$100K range

**g. Presidents Report**

Jake Broncato reported:

- Mary Beth Prox unit, BOD member is up for sale. Until the unit is sold Mary Beth will stay on the BOD until she resigns or the unit is sold. No plans for replacement at this time.

***A motion was made by Mike Weigensberg to except Presidents report as presented, was seconded by Mary Beth Prox and approved by all***

**h. Website Report**

Jim Penterman provided report:

- Not updates currently

**i. Emergency Disaster Report**

Vernon Brown provided report:

- Expect active season for 2020
- Data base is not complete, get better communication with owners to prepare
- What is the responsibility for the Board after a Hurricane?
- Add committee members to the Insurance

**j. Insurance Report:**

Mike Weigensberg reported:

- Insurance needs to be renewed. Difficult to find Insurance that is reasonable due to Irma Claims.
- Suggested to stay with existing carrier, part of Florida Insurance agency
- Pay 10 % increase and stay with a 2% deductible

***A motion was made by Mike Weigensberg to except Insurance Report as presented, was seconded by Cathy Allan and approved by all***

- Overview of D&O, add a policy which would cover legal fees only. Cost \$2,200-2,500, two companies offer this policy. Best Rated A company preferred, one-year policy

- Look into best protection and guidelines implemented by the BOD for liability in regards the pool usage possibly.

***A motion was made by Cathy Allan to except additional Insurance policy as presented, was seconded by Mary Beth Prox and approved by all***

## **7. Manager's Report**

- a. Carport replacement to begin mid - June. Get date confirmation and proof of purchase of material.
- b. Building numbers to be added to all carports, cost \$2,800
- c. Storage of bikes over the summer season, they should be removed.  
Email blast send to all unit owners to give date for removal, bikes removed by July 17<sup>th</sup>. Notices posted onto the bikes as well.
- d. Delta Engineering to inspect the plumbing stacks reported by owners to find issue that were reported.
- e. Trip Hazard to add lanai concrete pad has raised up and now prevents to open the door easily at 2315 Carrington Unit #104. Waiting on Bain Sealcoating updated quote.

## **8. Old Business:**

### **a. Storage Locker Report:**

Jim Penterman to provide report:

- Expense to high, estimate to be provided to Jim Penterman for a different option to lower the cost. July deadline for estimate.
- Concern of Landscaping where lockers would be installed
- Owner to pay for the storage lockers, should not be financed through Association

***A motion was made by Mike Weigensberg to approve Storage Locker Report as presented, was seconded by Cathy Allan and approved by all***

## **9. New Business:**

### **a. 2375 Harmony leasing without approval and for short term**

- Send letter to owner (s) with requirements, to include further measurements such as suspension of privileges and fines.
- Next meeting date July 13<sup>th</sup>, 9am.
- Send letter to Owner

***A motion was made by Mike Weigensberg to approve the sending of a letter to the Owner, was seconded by Jake Broncato and approved by all***

**10. Unit owner Comments:**

- No Comments

**11. Adjournment.**

There being no further business to discuss, the meeting was adjourned at 10:58 a.m.

***The motion was made by Cathy Allan and seconded by Mike Weigensberg.***

Respectfully submitted by,

Michaela Neumann.  
Property Manager, CAM.