

Carrington at Stonebridge Condominium Association, Inc.

Board of Directors Meeting Minutes

The Board of Directors meeting of the Carrington at Stonebridge Condominium Association, Inc. was held on December 14, 2020 via Virtual Meeting/ Conference Call.

Directors present via Zoom Virtual:

- Jake Broncato
- Mike Weigensberg
- Cathy Allen
- Keith Brown

Also present via Zoom Virtual:

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

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

The meeting was called to order by Vice President Mike Weigensberg at 09:00 a.m.
It was determined that a quorum was present and proof of due notice was accepted

4. Approval of Minutes:

A motion made by Cathy Allen to accept November 9th meeting minutes as presented, was seconded by Mike Weigensberg and approved by all.

5. Unit Owner Comments:

- 30 days minimum of leases confirmed

6. Board reports:

a. Treasurer's Report:

Keith Brown provided the report:

- October shows no unexpected charges, small surplus expected by the end of the year.

- Balance sheets: changes made to \$150 K operating cashflow working capital, move \$50 K into other Iberia Bank account which earns interest.
- Reserves \$195K 3.9%, moved \$175 K into short CD 10 month. Expected Paving replacement will take place in 2021.

b. Landscape Report:

Cathy Allan provided the report:

- Small areas were replaced, owners request to remove some bushes and add sod, currently under review.
- Pine Straw was not available in the month of November hopefully done 2nd week of December.
- Looking for some additional plants to spruce up areas, some areas looked like needed more annuals plants.

c. Building and Carport Report

Mike Weigensberg provided the report:

- Carport concerns, meet with Richard from Liberty Aluminum to look at completed carports and other issues that are found.
- Leak issue between beams, water is running through rafters and cause leaks.

d. Lease & Sales Report

Mike Weigensberg provided the report:

- Updated leasing report was provided, very view not leased as they were in the past.

e. Social Affairs Report

Jake Broncato will continue Social Affair reports

- Nothing to report currently

f. Pool Report

Mike Weigensberg provided overview of the Pool re-construction:

- Hit a hold up for permitting with the pool project, original permits were not closed out in the late 90's by the Developer.
- 2 phases with permits; phase 1 renovation of existing pool deck, phase 2 separate permit for extension pool area.
- Postpone work until after season April or May

g. Presidents Report

Jake Broncato reported:

- Master Association Presidents meeting was held a view weeks back to discuss landscaping, insurance and other matters. Sub Associations presidents and Treasurers were asked to sit on the different Master Committees.
- Declaration to be looked at
- Next meeting January 11th at 9 am, Annual meeting February 18th at 9 am held outside by the pool area with social distancing, 3 seats are up for election for 2021.

h. Website Report

Jim Penterman provided report:

- Follow up on resolutions for Carrington, sent to Jim Penterman to post on the website.
- Most effective means of communications, see how many owners look at the website.
- Power packs pricing is not very effective.

i. Emergency Disaster Report

Vernon Brown provided report:

- Almost 30 named storms, none impacted SWF.

7. Manager's Report

- a. Pressure washing of walk ways, back concrete lanai area, carports and carport roof tops were completed
- b. Annual Fire Sprinkler Alarm inspection scheduled December 17th and 18th starting at 8 am.
- c. Rules and Regulations were sent out to owners about storage items on breadthways, trash dumping issues with renovations.

A motion was made by Cathy Allen to approve Managers Report, seconded by Mike Weigensberg and approved by all.

8. New Business:

- a. Imperial Quote for proposed upgrade on the radio communication for Fire Panels

Keith provided overview of current radio options from Imperial, due to 4G and 5G upgrades needed, deadline is 2022. Quote was provided for the upgrade. Wayne Automatic vendor offered a different reporting system that does not require cellular.

- b. Pool Renovation update:
 - No updates were available.

9. Owners Comments:

No comments from owners

10. Adjournment:

There being no further business to discuss, the meeting was adjourned at 10:46 a.m.

The motion was made by Cathy Allen and seconded by Mike Weigensberg.

Respectfully submitted by,

Michaela Neumann.
Property Manager, CAM.