

CARRINGTON CONDOMINIUM ASSOCIATION, INC.

2020 ANNUAL MEETING

DRAFT MINUTES

The Annual Meeting of the Carrington Condominium Association was held at 3:00 P.M., on February 20, 2020 at the Stonebridge Country Club, 2100 Winding Oaks Way, Naples, Florida.

Present were:

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

Also, present:

- Michaela Neumann, CAM Sterling Property Manager

Absent :

- Keith Brown

1. Call to Order.

- Jake Broncato called the meeting to order at 3:00 p.m.

2. Certification of Proxies & Determination of Quorum:

- 26 unit owners present.
- 25 proxies.

Fifty-one (51)

Proof of Due Notice of Meeting.

- Posted and mailed.

3. Reading and Approval of Minutes from Prior Members' Meeting:

Minutes were approved by the majority of the membership.

4. Officers and Directors Report:

President's Report:

Jake Broncato announced that committees will give their report and owners comments will be taken.

Ground maintenance and Landscaping:

Mary Beth Prox reported:

- Landscaping is in good shape overall, new plants were placed throughout the community as needed.
- More umbrellas to be replaced at the pool area, owners wanted oaks trimmed due to too much shade which is not possible.

Pool and Social Committee:

Cathy Allen reported:

- Last Social had approx. 40 owners attending
- Next event is planned March 9th
- No pool party planned in April due to the Golf event

Treasurer's Report:

Mike Weigensberg provided report from Keith Brown:

- 2019 end year financials are in very good condition, end of year surplus \$13,570.

Buildings and Carports Report:

Mike Weigensberg reported:

- Railing project for better support almost completed
- Hardware replacements of all lanais completed
- One Carport cap sample to be done
- Gutters to be cleaned and repaired as needed
- Fire sprinklers issues found, painted fire sprinklers found, repair cost is owners responsibility.
- Fire and electric panels to be inspected to get a better idea of the condition and any repair/ replacement that might be coming up

Lease and Sales report;

Mike Weigensberg reported:

- 6 sales in 2019
- 35 leases for 2019 season, 6 annual leases.

Emergency Disaster Report

Vernon Brown provided overview.

Website Report

Jacob Broncato provided report from Jim Penterman.

- Issues found the renters do not want to share contact information
- Leasing until support, forms on website to be posted
- Rules and Regs posted on the website
- Recycling guidelines to be added
- Storage unit overview provided at the March meeting

5. Unfinished Business:

- Hotwire provided overview of install and service

6. New Business:

Announcement of Directors:

Pursuant to Florida law, an election of the directors of this Association is not required, since the number of candidates was less than or equal to the number of vacancies to be filled. Accordingly, the names of the New Board Members will be announced at the Annual Meeting.

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

a. Vote on Rollover of Excess Association Funds:

Yes ____47____ **No** ____4____

b. Vote on Waiver of Financial Reporting Requirement:

Yes ____51____ **No** ____0____

Owners comments:

- Pool deck to be found slippery, more skid resistant material to be added was suggested
 - More bike racks to be installed
 - More chairs to be available for social events
- Board of Directors will look into all concerns

7. Adjournment.

With no further discussion to come before the board, a motion to adjourn the meeting was entered and passed at 4:44 p.m.

Respectfully submitted,

Michaela Neumann, CAM
Property Manager