

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 July 20, 2020 via Virtual Meeting/ Conference Call.

Directors present via Zoom Virtual:

- Jake Broncato
- Mike Weigensberg
- Mary Beth Prox
- Cathy Allen
- 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 09:02 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 Keith Brown to accept the minutes of June 16, 2020, was seconded by Mary Beth Prox and approved by all.

5. Unit Owner Comments:

- Inside the down spout expending foam was found at 2345 Carrington Ct, needs to be corrected due to flow issues.

6. Board reports:

a. Treasurer's Report:

Keith Brown. provided the report for:

- Special project for lanai hardware not budgeted in 2020, current loss showing on financials
- Fire inspection 5 year and 20-year inspection was at an extra cost
- Agreed to annually pre pay pest control, savings of 5%

b. Landscape Report:

Mary Beth Prox provided the report:

- Palms and Oaks have been trimmed; Dead Palms will not be replaced next to buildings due to the type disease they died from.

c. Building and Carport Report:

Mike Weigensberg provided the report:

- Carport repair are proceeding throughout the summer, starting date July 20th due to delayed material delivery from vendor. Requested receipt and proof of material from Artistic Aluminum of purchase to be provided. Weekly updates with pictures to be send to Keith and Mike.

d. Lease & Sales Report

Mike Weigensberg provided the report:

- Very few out of country leases, 12-13 leases currently, less than usual due to COVID 19 suspected.
- 2375-203 was sent a letter due to leasing violation, letter was sent to owner week of July 13th.
- 2405-203 may be involved in short time rentals, Mike Weigensberg to look into it. Had a leak into 103 from loose connecting of the AC drain line from 103 , no key was on file. Owner was contacted and email send to request home watch service that is used during his absence of more than 30 days (required) and to remove key lock on railing which is not allowed.

e. Social Affairs Report

Kathy Allan provided the report:

- Currently everything is on hold due to COVID19

f. Pool Report

Mike Weigensberg provided overview of the Pool re-construction:

- Competitive bid from Aloha Pools, refinements are needed, some funding will be used from landscape budget and contingency. Total budget to include furniture in an approximate amount of 125K. No special assessment from the homeowner is needed for this project, there is enough money in the operating fund and moneys still available from Hurricane Irma settlement.
- Expansion of entertainment area, from public road Winding Oaks Way towards parking area Harmony Lane and extend behind pool house towards the dumpster area. This will also include sitting wall (berm) towards the main street, fencing to be replaced to create a large square.
- ARC approval must be provided to the Master Association by August 1st.
- ARC update from Keith Brown: Bruce Baker (ARC Chair) needs the following – landscape plan, including plant type and sample of material specs for pavers.
- Mary Beth went to look at paver options at a warehouse, color to consider white vanilla and coconut. Darker colors will be very hot to walk on. Bronzed color for fencing to be considerate instead of white.
- Chuck Hockman owner at 2405-201, had suggestions. He was asked by the Board to oversee the project due to his background and he has agreed to do so.
- Start time approximately 3rd week of August, perhaps Labor Day. Approximately completion by October 10th.
- 2nd phase for this project: 1st Phase; replacement of current pool and deck, 2nd Phase presented to owners via email/ mail to advise of the cost, need 50% votes from owners to move forward with phase 2 of proposed extension.

A motion was made by Mike Weigensberg: subject to appropriate ARC requirement submitted, sign the contract with Aloha Pools to re-do the existing pool decking and extension of the current pool deck as presented. Pay cost for Permit if ARC approved by Master Association or not: was seconded by Mary Beth Prox and approved by all.

g. Presidents Report

Jake Broncato reported:

- No report at this time

h. Website Report

Jim Penterman provided report:

- No report at this time

i. **Emergency Disaster Report**

Vernon Brown provided report:

- COVID19 update, SWF is a hot spot in the USA.
- Hurricane report, 13-19 name storms predicted, currently had 6 named storms so far.

A motion was made by Keith Brown to except Directors reports as presented, was seconded by Cathy Allen and approved by all

7. **Manager's Report**

- a. Building Numbers for all buildings to be installed, to include the pool house. \$97.50 per building, not to exceed \$1,800.
- b. New Sign for Harmony Lane at Carrington Entrance, get proof for review
- c. Storage of bikes left out over the summer season; some inoperable bikes have been removed since the email blast in July.
- d. Get cost to run camera through plumbing stacks due to concerns of noise. Delta suggested Plumber or Roofer which each report came back with no issue that they could find.
- e. Trip Hazard to add to the lanai concrete pad has raised up and now prevents the door to open easily at 2315 Carrington Unit #104. Project started the week of July 13th and should be completed by end of week July 20th.

A motion was made by Jake Broncato and to accept Manager's Report as presented was seconded by Mary Beth Prox and approved by all.

8. **Old Business:**

a. **Storage Locker Report:**

Jim Penterman provided the report:

- \$7000 per unit, 229 K original, fine-tuned to 180k.
- More drawings to be requested
- Documentation needed to execute new lockers for owners to purchase
- 100% vote from owners to sell these locker units
- Title Attorney for Jim Penterman to look into this

A motion was made by Keith Brown to approve Storage Locker Report as presented, was seconded by Cathy Allan and approved by all

9. **New Business:**

a. Lease

- Was discussed prior

b. Pool Socials

- Was discussed prior

c. COVID19

- Was discussed prior

d. Pool Renovation

- Was discussed prior

e. Power Walls for electric vehicles

- Size and install would be great, about 3.5 K for 4- 5 bundles per Power Wall, generator needed. Solar install to consider as a option, this was an information item for future consideration for a possible option for generators for condos.

A motion was made by Jake Broncato to approve New business reports was seconded by Mary Beth Prox and approved by all

10. Unit owner Comments:

- No Comments
- Next Board meeting is scheduled for August 10th.

11. Adjournment.

There being no further business to discuss, the meeting was adjourned at 10:34 a.m.

The motion was made by Keith Brown and seconded by Mike Weigensberg.

Respectfully submitted by,

Michaela Neumann.
Property Manager, CAM.