

Carrington at Stonebridge Condominium Association, Inc.

Draft Board of Directors Meeting Minutes

The Board of Directors meeting of the Carrington at Stonebridge Condominium Association, Inc. was held on January 18, 2021 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

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 09:04 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 December 14th meeting minutes as presented, was seconded by Keith Brown and approved by all.

5. Unit Owner Comments:

- Mr. Rice is concerned odder Winding Oaks Drive and 2395 Harmony Lane, sewer lines run from Winding Oaks all the way towards Carrington Association and the sulfur smell is caused by the high water table.
- Across from 2335 Carrington Ct. needs new Grill

6. Board reports:

a. Treasurer's Report:

Keith Brown provided the report:

- Recent Landscape enhancements will post in January 2021

- Small surplus to be expected for 2020
- Insurance funds, leave deferred money where it is currently
Major expenses to come due to pool renovation.
Past years accumulations of surplus funds should be moved to General Reserve contingency
- Looking into pooled reserves, Keith will provide article

b. Landscape Report:

Mike Weigensberg and Cathy Allen provided the report:

- New plants were placed throughout Carrington Court, \$5k spent on Landscape enhancement, to include sod replacement program. Budget for 2021 is \$10K
- Implement annual Landscape enhancement program and increase budget in 2022
Landscape Architect was suggested by Cathy Allen, perhaps a grad or undergrad student to be used.

Mike Weigensberg suggested to divide in 3 areas: Maintenance program for sod, Annual Walkthrough with Landscaper to determine replacement needs, engage Architect to look at large areas that need enhancements that currently have sod only, add color to enhance.

Building a pergola possible by Carrington Ct. large middle island

Landscape committee was suggested to be created with owners who are present year around.

This should be considerate after elections at the Annual meeting in February

- Mulch was placed in December

c. Lease & Sales Report

Mike Weigensberg provided the report:

- Prices for leasing are competitive at Carrington
- 33 units are leased, 7 annual leases
- Suggest that owners use Real Estate brokers

d. Building and Carport Report

Mike Weigensberg provided the report:

- Carport caps were installed
- Additional issues were found for carports, review by BOD
- Some Gutter need repairs and some areas possible replacements, Northern Contracting and Liberty Aluminum and possible one more vendor.

- In 2020 Roofs supposed to be power washed, needs to be scheduled. Colonial to complete the task, get quote for roof cleaning, possible free cleaning, look into the contract what was included.
- Clean or paint run offs on buildings and carports
- Railings need to be looked at since esthetically they show wear and tear, need to replace or paint.
- Discolored concrete looks aged by carports, possible option epoxy and paint
- Screws were found below carports recently, perhaps they old rusty nails in place should be replaced, use JDAD for quote who replaced Lanai screws in 2020.

e. Pool Report

Mike Weigensberg provided overview of the Pool re-construction:

- Colliers County reported that the permit was not closed out
- 2 permits are going to be applied for, 1:pool deck 2:expansions areas
- The project was postponed until May 1st
- The new pool deck will be installed with pavers and paver type and color was selected.
- New deposit has been processed, BOD is requesting receipts from all 3rd party contractors by Aloha Pools.
- Total Cost \$115K , no furniture or landscape included

f. Presidents Report

Jake Broncato reported:

- Nothing to be reported

g. Website Report

Jim Penterman provided report:

- Discussion on effectiveness of the website, 196 emails were sent and received, 100 were opened, 134 units have emails on file.
- To include website link on the agenda

h. Emergency Disaster Report

- **Nothing to be reported**

A motion was made by Keith Brown to approve all reports, seconded by Mike Weigensberg and approved by all.

7. Manager's Report

- a. Was addressed by Mike in his report
- b. Was addressed by Mike in his report
- c. Eliminate conference call and add zoom invite for all owners for BOD meetings
- d. Annual meeting overview on vendor who process Final Notice and instructions of voting. Proxy's should include in bold: "vote for NO more than 3 candidates", sent reminders to owners via email blast.
- e. Schedule a Zoom meeting for owners to introduce BOD candidates
- f. Rodent damages to screens are still getting reported, need to follow up with Pest Home Team Pest Defense to take other measures. Lanai screens to be replaced by owners, discounted pricing for owners might be offered by J DAD (vendor who replaced lanai hardware in 2020).

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

Next Board Meeting is scheduled for February 18th.

8. Adjournment.

There being no further business to discuss, the meeting was adjourned at 10:50 a.m.

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

Respectfully submitted by,

Michaela Neumann.
Property Manager, CAM.