

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 May 10, 2021 via Virtual Meeting/ Conference Call.

Directors present via Zoom Virtual:

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

Also present via Zoom Virtual:

- Michaela Neumann from Vesta Property Services.

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

The meeting was called to order by President Jake Broncato at 09:00 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 April 12th meeting minutes as presented, was seconded by Jim Penterman and approved by all.

5. Unit Owner Comments:

- No comments

6. Board reports:

a. Treasurer's Report:

Keith Brown provided the report:

- Everything looks good, no outstanding items

b. Landscape Report:

Jake Broncato provided overview:

- Re-deo landscape in front and back of the Entrance Monument and sign to be painted.
- Modify street sign, right side towards Harmony Lane, delivery trucks have a hard time finding correct address.
- 2325 Carrington test pilot will be done, stone placement around lanai's and enhance Landscaping, hope to reduce the rodent issue that was experienced in 2021. Looking to extend to the front of the buildings as well. Approx. cost \$4,500 for front and back areas per building. Mulch was suggested to be used around all buildings. Sod replacement plan implemented. Next building suggestions due to rodent issues at 3100, 2290 and 2280 Carrington Ct. Pergolar was suggested to be placed middle island near 2325 Carrington Ct. Landscape project plan to be completed in phases due to funding over the next 4-5 years. Tree root issues were found near buildings which are concerning, needs to be looked at. Hardwood removal is complicated due to Collier County restrictions.

A motion was made by Mike Weigensberg to approve test sample Landscape at 2335 Carrington Ct. cost not to exceed \$5,000, seconded by Keith Brown and approved by all.

c. Building and Carport Report:

Jim Penterman provided overview:

- had a walk through with Northern Contracting, carport were found leaking and need to look into it further.
- Power washing to be done before paint is suggested.
- Sealing of gutters was looked at again adding a gutter cover and additional downspouts under the leaking gutters. Second options to seal the carport gutters as suggest at 2300, 2325 Carrington by IGutters.
- More frequent carport gutter cleanings is suggested with different locations.
- BOD would like to see Janitorial maintenance increase for certain areas that are more effected.

d. Lease & Sales Report

Mike Weigensberg provided the report:

- Market for sales are standing still currently
- Leasing has been up and increased for the 2022, more applications are seen

e. Pool Report

Mike Weigensberg provided overview of the Pool project:

- Permit and paperwork had to be revised, causing a delay

- Tile is not available currently, waterline tile needs to be selected, purchase orders provided, provide check for down payment. Suggested to possible use another vendor, concerned about permits.
- Engineering firm to oversee the project was suggested

f. Social Affairs Report

Jake Broncato provided overview:

g. Presidents Report

Jake Broncato reported:

- no report

h. Website Report

Jim Penterman provided report:

- Proposed website changes, more user-friendly version was presented. Payment option listed on the website for owners. Lease application, Stonebridge forms to be included. Consolidate databases, owner, data and emergency contacts. Rules and Regulations are optional to print with the lease applications.
- Carrington issue tracker, owners prospective.
- Stonebridge Website, how Carrington is represented.
- Frequently used features, calendar should be used more for updates such project start and completion dates.
- Cost associated \$400 per year to implement.

A motion was made by Cathy Allen to approve website updates as presented, cost not to exceed \$500, seconded by Keith Brown and approved by all.

i. Emergency Disaster Report

- No report was provided

7. Manager's Report

- a. Roof Cleaning: Late June
- b. Gutter project: will take place once the roof cleaning is completed, contract to be sent to IGutters, require purchase order of material from vendor.
- c. Carport repair: will take place after gutter repair has been complete
- d. Water shut off concerns: need to find out what buildings are connected with unit shut off.
- e. Sent water heater report to BOD with aged water heaters

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

8. New Business

a. Polybutylene Plumbing Pipe:

- Some of the units have Polybutylene Pipes can cause leaks and glue joints break. Inside of walls responsibility of the Association . Potential problem, outside of walls owners responsibility. Hazard insurance lists responsibility of repair on a insurance prospective, does not necessarily match with Association documents.

b. Hurricane prepare plan:

- Hurricane plan needs to be revised, remove Stonebridge Clubhouse section.
- Email blast to all owners with Hurricane plan and emergency contact update.

c. Insurance renewal :

- June meeting set up to look over all renewals. Proposals will be sent by agent.

d. Re-seal Carrington :

- get signed document from Bain Sealcoating to BOD as well as starting date.
- Striping for walkers will be looked at a later time.

9. Unit owner comment:

- Rodent issues on cars were reported, can install a cover to hinder rodents to get in a vehicle.

10. Adjournment.

There being no further business to discuss, the meeting was adjourned at 11:05 p.m.

The motion was made by Mike Weigensberg and seconded by Jim Penterman.

Respectfully submitted by,

Michaela Neumann.
Property Manager, CAM.