

# **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 June 7, 2021 via Virtual Meeting/ Conference Call.**

### **Directors present via Zoom Virtual:**

- Jake Broncato
- Mike Weigensberg, absent
- Jim Penterman
- Cathy Allen, absent
- 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 09:04 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 Jim Penterman to accept May 10<sup>th</sup> meeting minutes with the following changes: correct building number from 2325 to 2335 Carrington Ct on the Landscape motion, was seconded by Keith Brow and approved by all.***

### **5. Unit Owner Comments:**

- No comments

### **6. Board reports:**

#### **a. Treasurer's Report:**

Keith Brown provided the report:

- Change meeting date to last Thursday of the month
- Vesta to provide financials on the 20<sup>th</sup> of each month

**b. Landscape Report:**

Jake Broncato provided overview:

- 2325 Carrington test pilot was approved, moving forward with completion of 2-3 buildings per month to complete Carrington Ct by end of 2021.
- Need overall plan to determine cost for Carrington Ct entertainment area, walk way around the lake banks and entertainment area behind pool deck.
- 2405- 104 Harmony Lane flooding issue back lanai area
- 4 hardwood trees removed, provide date and location to Jim Penterman

**c. Building and Carport Report:**

Michaela Neumann provided overview:

- a. Roof Cleaning: June 7<sup>th</sup> or 8<sup>th</sup> start date, 10 day completion process
- b. Gutter project: last week in June first week of July, waiting on details by vendor, to include install of back splash on 2405 Harmony Lane.
- c. Carport repair: included is power wash below new installed carport caps, paint downspouts and monument sign, cost of \$260 and rust bleeding and column repair at 2345 Carrington Ct.
- d. Sealcoating to take place end of September, 2-3 week process. Send root barrier repair map to Juarez to provide estimate.

**d. Lease & Sales Report**

- No report provided

**e. Pool Report**

- Michaela to get 4 more larger umbrella's ( pick vibrant color) for pool deck, 4 more round tables same material.
- Sapphire pools is interested to estimate pool deck renovation

**f. Social Affairs Report**

- No report provided

**g. Presidents Report**

- No report provided

**h. Website Report**

Jim Penterman provided report:

- More information provided on the calendar, post projects and expected dates for owners.
- Hurricane plan and owners form is posted on the website.

**A motion was made by Keith Brown to approve Board reports, seconded by Jim Penterman and approved by all.**

**i. Emergency Disaster Report**

- No report was provided

**7. Manager's Report**

- a. Portable bike racks placed after sealcoating is completed, match existing bike racks
- e. Carport repair: included is power wash below new installed carport caps, paint downspouts and monument sign, rust bleeding and column repair at 2345 Carrington Ct.
- f. Sealcoating to take place end of September, 2-3 week process. Send root barrier repair map to Juarez to provide estimate.

**b. New Business**

**a. Contact Cancellation for Aloha Pools:**

- Check deposit refund money was received.

**A motion was made by Keith Brown to approve cancellation of Aloha Pool renovation contract, seconded by Jim Penterman and approved by all.**

**b. Palm & tree trimming project for October/ November time frame:**

- Juarez to provide updated estimate with per building details of palms and hardwood trees.
- Provide 2 more estimates from other vendors

**c. Unit owner comment:**

- Hurricane plan in place to store furniture from pool deck
  - Postpone pool renovation to later date due to high labor and material cost
  - Fencing might have to stay in place for safety reasons, no fencing is needed around the entertainment section.
- Next Board meeting scheduled for July 29<sup>th</sup>, 9am.

**d. Adjournment.**

There being no further business to discuss, the meeting was adjourned at 10:25 a.m.

***The motion was made by Jim Penterman and seconded by Keith Brown.***

Respectfully submitted by,

Michaela Neumann.  
Property Manager, CAM