

# **Carrington at Stonebridge Condominium Association, Inc.**

## **Study Session Meeting Minutes**

**The Board of Directors meeting of the Carrington at Stonebridge Condominium Association, Inc. was held on September 20, 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 10:03 a.m. Eastern Time.

It was determined that a quorum was present and proof of due notice was accepted

### **4. New Business: Study Session to determine course of future actions.**

#### **a. Board member review future projects:**

Determine process to prioritize addressing issues, Directors to view the list and provide feedback on priority of projects by end of this week.

Engineer to be engaged and estimate obtained to look into concerns and projects of the Board. Scope of work: electrical, plumbing, structural issues as priority. Mechanical engineer, plumber or electrician to provide a estimates.

- Structure concern: basic condominium build, concern of sink holes
- Plumbing concern: Pypolitypal pipes were used in some buildings and units which show failure after some years. Contact Colvenback to see if they can do the replacement.
- Electrical concern: Fire safety communication board for 10 buildings on Carrington Ct.

**b. Committed projects and its funding:**

Number system to be used:

- Must do projects: safety concerns such as sink holes, alarm systems and railings
- Like to do projects.
- Wish to do in the future projects:

Unallocated and allocated funds to be looked at which will determine possible Assessment increase, determine recurring or one time projects.

**c. Pool project for 2022:** Mike provided overview and 1<sup>st</sup> availability from vendors can not start until end of 2022. Aloha pools is considerate to complete phase 1 since permits are already in place. Get the Expiring date of permit and look into an extension.

**d. Hurricane Deductible to add to Reserves:** Mike Weigensberg provided overview: currently there is a 2% Hurricane deductible in place, different deductible amounts are found for different buildings. Roof reserves can be used for deductibles and funded in a view years.

**e. Fire System upgrade for remaining 10 buildings on Carrington:** Keith Brown provided overview:

These 10 buildings don't have a alarm system that communicates with the fire vendor and its monitoring system currently.

\$3K – 4K cost per building to install the panels and its communicator system, also require annual maintenance.

Jim Penterman asked what would trigger alarms such as sprinkler system or smoke alarm. Look into latest monitoring capability currently available. Jay McGuire, resident, is looking into options as well. 5G system was mentioned.

**f. Building Railing project with future plans:** Mike Weigensberg provided overview:

Painting options to be considerate since replacement is very costly. Upper part of the metal was replaced a anker system was installed. Other parts are not made for partial replacement. paint project is around \$35K - \$50K. Structurally the railings are safe, the painting is an aesthetic issue. Northern Contracting or Liberty Aluminum to be considerate. Do projects in phases or do all at once.

**g. Club has suggest via their engineering to have drains looked at:** Michaela Neumann provided overview:

The drains were looked at and confirmed that they are not clogged. All downspouts are directed towards the front of the buildings as it was suggested.

**h. Find old survey and if not available find a Surveyor to get property line 2405, 2395 and 2385 Harmony lane:** Jake Broncato provided overview:

Golf Course stated that renovation project will eliminate the issue, renovation might not take place for another 2-3 years which is not acceptable and will have to be addressed

sooner. 14<sup>th</sup> Green run off water is creating a flood. Bubble drain that was placed is made to take overflow water to side and drain towards the street and front of the building. Golf Course should be responsible for the issue since this was created by the Golf Course after the last renovation of the 14<sup>th</sup> Green.

**i. Iberia Bank payment options for owners:** Jim Penterman provided overview for payment options.

If you have chosen your bank to pay owners assessment to Iberia bank, Iberia requires a paper check. Will Iberia allow a wire transfer for owners or only allow a paper check?

If you set up payments with Iberia directly, the amounts will be drafted electronically and not via paper check.

How are transactions handled if owners pay via their bank.

Same company drafted funds out owner bank accounts since paper checks were used.

Cathy Allan will provided vendor who shows fraudulent processed.

**j. Sealing repair of the Lanai Utz 2290-102:** Jake Broncato provided overview.

Estimate for repair is \$264 and since this is a ceiling and not lanai wall. Association will do repair.

**k. Leasing process:** Mike Weigensberg provided overview of process.

**l. Irrigation repair or enhancement:** Keith Brown provided the overview:

need to separate repair after wet checks and irrigation changes due to Landscape enhancements.

**m. Lanai missing hardware replacement 2305-201 Walsh.** Michaela Neumann provided overview. JDAD who replaced all hardware in 2020 will place missing hardware and close the gap on the top railing and wall.

**n. Master Association voting:** Jim Penterman provided overview.

Meeting was postponed. Owners need to vote on proposed 2022 Budget and its upcoming projects. Major change is the voting process, owners that who do not vote is not considerate as a “**no vote**”. It is suggested to advise and inform Carrington owners of the importance of their vote. Jim Penterman will draft a letter for owners.

#### **4. Unit owner comment:**

- No comments

Next Board meeting scheduled for September 30<sup>th</sup>, 10 am Eastern Time.

#### **5. Adjournment.**

There being no further business to discuss, the meeting was adjourned at 12:14 p.m.

Respectfully submitted by,

Michaela Neumann.  
Property Manager, CAM