

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 July 29, 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 10:00 a.m. Central time

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 June 7th meeting minutes, was seconded by Keith Brown and approved by all.

5. Unit Owner Comments:

- No comments

6. Board reports:

a. Treasurer's Report:

Keith Brown provided the report:

- June Financials are on point
- Increase insurance premium is covered, Liability increase to 3% deductible.
Roof reserves can be used to pay for deductibles if needed

- Reserves are being looked at for 2022 budget

A motion was made by Jim Penterman to approve Treasures reports, seconded by Cathy Allen and approved by all.

b. Landscape Report:

Ernie Taylor provided overview:

- 2335, 2335 and 2325 will be completed by end of week.
- 2305, 2315 and 2295 Carrington Ct to start in August
- 2405 Harmony Lane back building flooding, golf course will ratify the area when the golf course would be renovation but this could take another 18 month – 24 month out. In the meantime Board is looking to add gutters for better draining. Mike suggested sump pump to move the water away from the building onto Winding Oaks Way, this will be proposed to Stonebridge Master, Tim Jones to be contacted.

c. Building and Carport Report:

Mike Weigensberg provided overview:

- Whipsaw reflect on the disaster from the east coast to be expected, Update the fire alarm system on Carrington Ct. similar to Brayburn's update, fast track system install.
Structural Engineering firm to be engaged for plumbing, electric, structure and carports to be looked at.
Identify what is needed and move forward once report is received.
- Flooding issue on the back of building at 2405 Harmony Lane, Stonebridge CC to be involved for ratifying the issue due to water run off caused from golf course hole.
- Jim and Jay to take the lead to identify structural issues and provide a report, information about maintenance items that have been done in the last 5 years to be provided.

d. Ombudsman Report:

Cathy Allen provided overview:

- Sent out welcome letters to new residents

Mike Weigensberg provided overview:

- Leases are in early for the 2022 season

e. Lease & Sales Report:

Mike Weigensberg provided overview:

- Leases are in early for the 2022 season
- Sales prices of units have increased

f. Pool Report:

Mike Weigensberg provided overview:

- Sapphire pools were contacted for renovation, due to supply issues specially for pools postpone remodel project until late spring/ early summer of 2022.

g. Presidents Report: Jake Broncato

- No report provided

h. Website Report:

Jim Penterman provided report:

- Board change dates to be updated , Townhall meeting from the Master Association scheduled early November in regards the facilities, suggested to do the Carrington Board meeting soon after the Townhall meeting.

A motion was made by Jim Penterman to approve Board reports, seconded by Mike Weigensberg and approved by all.

7. Manager's Report

- a. Roof power washing was completed in June.
- a. Carport repair: power wash below new installed carport caps, paint downspouts and monument sign, rust bleeding and column repair at 2345 Carrington Ct. was completed, more areas were found bleeding. 2315 Carrington Ct carport gutter was sealed but still has one area leaking, needs to be looked at. Waiting on quote for gutters in the back of building due to flooding 2405 Harmony Lane.
- b. Stairwell was inspected by Liberty Aluminum, painting or powder coating are options or total replacement. Inspection will have to be done, if items are cosmetics this project can wait till 2022/2023.
- c. Sealcoating to take place end of September, 2-3 week process.

A motion was made by Cathy Allen to approve Managers reports, seconded by Jim Penterman and approved by all.

8. New Business

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

A motion was made by Jim Penterman to approve Mendoza tree trimming estimate, seconded by Cathy Allen and approved by all.

- b. **Long Range Planning:**

Jim and Jay categorize: maintenance, repair and project items (wish list)

- c. **New reserve study to be supported by independent engineering report:**
Was discussed earlier

d. Liability insurance:

- Increase of deductible from 2-3%
- Increase coverage to max allowed for D&O
- Sinkhole insurance should be looked at

e. Hurricane reserves

- Keith is looking into Reserve changes in 2022.

f. Possible dues increase for 2022:

- Reserve study should to be completed which will determine if a increase of the assessment will take place in 2022. Insurance appraisal for buildings was completed in June of 2021. Needs to have explanation where those increases are coming from such as Pool renovation, Landscape enhancements and Fire equipment improvements.

9. Unit owner comment:

- No comments

Next Board meeting scheduled for August 26th, 10 am.

10. Adjournment.

There being no further business to discuss, the meeting was adjourned at 11:59 a.m.

Respectfully submitted by,

Michaela Neumann.
Property Manager, CAM