

# **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 August 26, 2021 via Virtual Meeting/ Conference Call.**

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

- Jake Broncato, absent
- 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 Mike Weigensberg 09:02 a.m.

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

### **4. Approval of Minutes:**

***A motion was made to accept July 29<sup>h</sup> meeting minutes with the revision to Ernest Taylors name on page 2 . seconded and approved by all.***

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

- No comments

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

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

Keith Brown provided the report:

- Irrigation repairs were costly at \$1,665.04 for new planted areas. Ernest Taylor will look into these charges and report back.
- Insurance was over due to change and insurance evaluation

- Reserve items were discussed and the possible need to increase some items for next year.

**b. Landscape Report:**

Ernie Taylor provided overview:

- 2305, 2315 and 2295 Carrington Ct were completed in August

**A motion was made by Jim Penterman not to exceed \$75K for Landscape project, seconded by Mike Weigensberg and approved by all.**

**c. Building and Carport Report:**

Mike Weigensberg provided overview:

- Northern Contracting to look at the corner bead bleads and other items that need to be fixed and obtain a estimate for repair.

**d. Ombudsman Report: Cathy Allen**

- No report provided

**e. Lease & Sales Report:**

Mike Weigensberg provided overview:

- Not to many sales are reported currently, market is strong

**f. Social Affairs report:**

- No report provided

**g. Pool Report:**

Mike Weigensberg provided overview:

- Study session was postponed until next meeting
- New umbrellas were purchased for the pool deck

**h. Presidents Report:**

- No report provided

**i. Website Report:**

Jim Penterman provided report:

- Information for owners are updated and current

## **7. Manager's Report**

- a. Palm tree trimming was completed for the Association
- b. Gutter project was noticed falling behind with repair, following up with vendor for updates every week.
- a. Sealcoating is scheduled to start end of September

## **8. New Business**

### **a. Fire System update for buildings on Carrington Ct.**

- Communicator would need to be installed on panels to be connected with the Monitoring Center.

**A motion was made by Mike Weigensberg to approve monitoring contract by Imperial Fire Alarm & Security, Inc., seconded by Keith Brown and approved by all.**

### **b. Budget Reserve general discussion:**

- Concerns about structural issues such as sink holes
- Reserve funding for the following items to be considerate and discussed at the next study session:
  - Landscape enhancements for the remaining 5 buildings on Harmony Lane
  - Fire System upgrade on Carrington Ct.
  - Pool renovation
  - Hurricane update

Jim and Jay create a list to categorize the following: maintenance, repair and project items (wish list)

### **c. Upcoming Study session:**

Schedule study session in September

### **d. Other Business:**

#### **• Flood issues by 2405 Harmony Lane:**

- Tim Jones provided a letter and the following was asked to be looked at:  
Ensure there are no clogged drains, or underground gutters, extended downspouts are directed towards the front of the building.
- Should Carrington look into a temporary fix for the flood issue since there is a timing issue with the golf course renovation.
- Ernie Taylor looking for Associations survey, if not found possibly engage a Surveyor.
- Issue started when the renovation was done on hole #14 of the golf course.

## **9. Unit owner comment:**

- No comments

Next Board meeting scheduled for September 30<sup>th</sup>, 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