

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

## **Draft Board of Directors Meeting Minutes**

**The Board of Directors meeting of the Carrington at Stonebridge Condominium Association, Inc. was held on November 18, 2021 via Virtual Meeting/ Conference Call.**

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

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

### **Also present in person and Virtual:**

- Michaela Neumann from Vesta Property Services.
- Condolences to Jake and his family of his sister passing.

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

The meeting was called to order by Michaela Neumann at 9:12 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 October 28<sup>th</sup> meeting minutes, seconded by Keiht Brown and approved by all.***

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

- Janitorial services are not acceptable
- Trimming of palms fronds away from building

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

#### **a. Treasurer's Report:** Keith Brown provided the report:

- October Board meeting
- Budget meeting is scheduled for December 4<sup>th</sup>, 9am, via zoom
- Keith Brown provided overview the budget draft
  - Website increase
  - License was increased (expect tax increase)

- Increase on Fire System expenses such as monitoring contract, inspections and repairs needed.
- Janitorial contract increase 5%, power washing was added to this GL and removed from Building Maintenance
- Landscape contract increase 3%
- Pest control is more due to rodent bait stations placed around all buildings
- Management contract of 3% increase
- Insurance increase 10%
- Contingency was lowered
- Water and Sewer increased

Reserves:

- Roof and Paint stayed the same,
- Added a line for sealcoating of roads, \$10,000 of the Unallocated \$10,332 to the new reserve Paving Sealcoating and the balance of \$332 as well as the \$6,001 from Financial reporting to Paving-Resurface.
- Insurance deductible amount was increased in case of Hurricane damages if they would occur.
- Roof cleaning was increased

Proposed quarterly dues are \$890, \$40 increase from 2021.

**b. Landscape Report:** Ernie Taylor provided overview:

- Landscape enhancement is completed 99% on Carrington Ct.
- Screen door issue 2335-103, concrete pad is cracked, and lanai door cannot be opened.
- Annual installed is delayed, plants are not available.
- Mulch needs re-dressing at Carrington Ct., Harmony Lane buildings will be done by after the 1<sup>st</sup> of the year, get Pool area mulched now.
- Landscape architect provided a plan for the Entrance enhancement, which is currently under review, cost will need to be determined.
- Flooding issue at Harmony Lane 2405 and 2395 will have to be still looked at and resolved by Stonebridge. It is suggested Engineering firm to be engaged to get the area inspected.

**c. Building and Carport Report:**

- Flooding issue at Harmony Lane 2405 and 2395 will have to be still looked at and resolved by Stonebridge. It is suggested Engineering firm to be engaged to get the area inspected.

***Motion made by Mike Weigensberg to engage engineer to evaluate water problem at 2405 and 2395 to issue a report to determine the cause and to alleviate the problem, Jim Penterman and approved by all.***

- Report will be looked at by the BOD and make decision on repair
  - Down spouts
- d. **Ombudsman Report:** Cathy Allen provided overview:
- Complaints about the speed limit on Carrington Ct. It is currently 25mph and suggest lowering it to 15mph. Get quote for sign replacement. This information to be included with the community email blast.
  - Stop sign will have to be straightened out exiting Carrington Ct.
- e. **Lease & Sales Report:** Mike Weigensberg provided overview:
- 29 units currently leased for 2021-2022, equal to 23% of the community
  - Possible changes to the lease form due to subleasing findings and lease application name rental agency and not the owner.
  - Suggested to change by the 1<sup>st</sup> of the year if changes are made on the form. Stonebridge website does not reflect updated lease application currently.
- f. **Socials Affairs report:** Mike Weigensberg provided overview
- Consider to have 1-2 social events planned for 2022. One event suggested in January and one in March.
  - Cathy Allen suggested a food truck might be a alternative instead of owners bring food to share during events.
- g. **Pool Report:** Mike Weigensberg provided overview
- Need to look into long term and short term projects for the pool, currently there are other projects throughout the community that take priority.
  - Pool committee to look into finding Collage students in this field to see if they would do a project like that, find out what other communities within Stonebridge have used for pool renovation.
- h. **Presidents Report:**
- No report provided
- i. **Website Report:**
- No report provided

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

- a. Water heater update, owners will be notified if heater is older than 10 years. The term of 10 years might have to be changed. 30 day notice/ 60 day notice to be sent and followed up with the BOD after 2<sup>nd</sup> notice was provided to owners.

## 8. New Business

- a. Polybutylene pipping in units:
  - Engage Aztec Plumbing who did the re-pipping for one unit owner to look at all units at 2280. Set up meeting with one Board member, Aztec plumbing and Michaela Neumann to do the inspection. Contact owners to advise and gain access. Determine who is responsible for replacement, look into the legal advice.

**A motion was made by Jim Penterman to reimburse owner for re-piping expense and approve the ARC as proposed, seconded by Keith Brown and approved by all.**

- a. Building railings project update  
Jim Penterman will sent out updated project list and it is asked that the Board will put their name to one project.
- b. Bike Rack placement: Jim Peterman provided a map with suggested placement. Michaela Neumann to purchase racks to be placed.

**a. Unit owner comment:**

- Ernie stated: 2290-102 screen front door cut out center metal work, needs to be replaced
- Keith: looked at additional fountain on the lake, quote was received 14 feet wide fountain with as estimated cost of \$5.5K, need electrical supplied by Carrington. Stonebridge would do maintenance, but repairs and replacement would be the Carrington's responsibility.

Next Board meeting is scheduled for December 17<sup>th</sup>, 9 am Eastern Time and Budget meeting December 4<sup>th</sup> at 9am Eastern Time.

**b. Adjournment.**

There being no further business to discuss, the meeting was adjourned at 11:45 p.m.

Respectfully submitted by,

Michaela Neumann.  
Property Manager, CAM