

**Stone Crest Master Association, Inc.**

**Board Meeting Minutes – Approved**

**Stone Crest Master Clubhouse**

**13520 Foxcrest Boulevard Winter Garden, FL 34787**

**Wednesday September 14, 2022 – 6:30 PM**

**2021 BOD Members :** Roy Thompson, President-Glynwood; Susannah Bowersox, Vice President-Grove Park; Stacy Figueroa, Secretary-Grovehurst; Allisha Douglas, Treasurer –Regency Oaks; Maury Tillman, Director-Fox Crest

Comments from Neighborhood-not part of minutes: 1 homeowners present

- I. Call to Order:** 6:52 PM by Roy
- II. Quorum:** Roy Thompson is present, Susannah Bowersox and Allisha Douglas are teleconference in and Stacy Figueroa are present. Also, in attendance (Jonathan Haltiwanger,) LCAM from SWPM.
- III. Notice of Meeting:** Community signs & on [www.SouthwestPropertyManagement.com](http://www.SouthwestPropertyManagement.com)
- IV. Approval of Minutes:** Roy **MOTIONS** to approve July 13, 2022 minutes. Second: Susannah All Approve
- V. Security Report:**
- VI. Manager's Report**
  - 1. Financials See Attached** Discuss subs that need to make balances current.
  - 2. Maintenance Report See Attached**
    - A. Refabricating pool chairs:** Initial refabricating completed of 20 chairs since last meeting. **Florida Patio Restrapping** has a current price of \$95 a chair and a second order can be done for the remaining chairs. Board has directed that the remainder of loungers will be replaced in 6 months. 6 months after that all the chairs will be replaced using Florida Patio Restrapping. **HOLD**
    - B. Tennis Court Nets:** **Maddie Daddie** is currently working on replacing one for \$200 and restabilizing the other that has come loose with a broken rope. One net has been replaced and installed. **DONE**
    - C. Walking Track:** Work has been completed Baraco. **DONE**
    - D. Pool gate:** The covering has been removed. Asking J & W gates for a replacement quote.
    - E. Pool Inspection:** Pool inspection was conducted and failed for an issue with the chlorine intake. Pool was shut down for that afternoon. This was corrected by the following morning and cleared to pass inspection so the pool reopened immediately. Permit is renewed and posted at the bulletin board. **DONE**
    - F. Duck Poop:** **Maddie Daddie** will spray the duck poop off the pool deck area as it has accumulated. **DONE**
    - G. Mulching:** **Maddie Daddie** has added mulch to the pool and the Playground. Additional mulch needed at the playground as it is not 12 inches.
    - H. Cobblestone Pavers:** on 535 entrance need replacing for a broken section. Maddie Daddie has repaired broken pavers there. **DONE**
    - I. Water fountain:** Turned off while Lloyd Dikeman has ordered a part to replace. Will be replaced on 09/19.
    - J. Men's Bathroom Leak:** Lloyd Dikeman called out to inspect. He says there is little room between some of the piping and may need to remove a section of tile to access.
    - K. Tree Trimming:** Clubhouse area and Daniels Road has been completed by **Maddie Daddie** for trimming to lift branches above 8 feet for all sidewalk areas as of 7/12 **DONE**
- VII. Sub-Association Reports:**
  - 1. Fox Crest:**
  - 2. Glynwood:** .
  - 3. Grovehurst**

4. **Grove Park:**
5. **Regency Oaks:**

## VIII. Old Business

- A. **Fountains on 535 and Glynwood I:** **DragonFly Pond Works** is treating the pond to lower the algae. Aerators have been installed in December. They have been said to be effective within 7-10 months of install. Ongoing treatments to improve state of the pond. Water testing by SePro currently being done to speed recovery. The vendor believe there is a buildup in the pond soil that is currently feeding the algae which makes it difficult to remove. They have been directed to project a timeline plan of what continued measures can be taken and costs associated. Proposal made for bacteria treatment. Beneficial Bacteria regime has been established. Pond next to clubhouses is showing an algae ring developing. Vendor is coming for monthly maintenance 05/12 to address.
- B. **Clubhouse improvements:** Light in the clubhouse: Board would like LED lights installed and the new fans to be priced out. Honel has said they can install a dimmer as well. **Dans Fan City** has provided a proposal for the new fans, they have been set up for payment and electrician is awaiting delivery of fans for installation. New smart thermostat is pending. Furniture has been delivered and set up. A rug is still pending to be ordered and sounds absorbing wall items are pending. Fans have been installed in the clubhouse. Two additional fans needed for the pool area. One fan is bent out of shape.  
Susannah **MOTIONS** to approve ordering two fans for the pool area from Dans fan city Second : Roy All Approve
- C. **Daniels Estimate:** **Maddie Daddie** has provided an estimation of what it takes to keep up the Daniels median including landscaping and irrigation. 40% of maintenance contract is Daniels road and it totals \$52,482 of the \$131,205. Roy to speak with the City and find the original agreement for Daniels.
- D. **HVAC Maintenance:** Century Air conditioning is coming out this week to review the system and propose a quarterly maintenance program as a previous plan has not been active. It is quoted. In addition will quote on installing an app controlled thermostat.  
Susannah **MOTIONS** to approve Century maintenance plan 595.00 per quarter. Second: Susannah All Approve
- E. **Tennis Court Resurfacing:** Varsity Courts and Advantage courts are preparing proposals to resurface. Cross Court Resurfacing. Deposit has been made. Pending scheduling due to the daily raining, looking at 2<sup>nd</sup>-3<sup>rd</sup> week in October.
- F. **Roof:** Central Homes has found hail damage on the clubhouse roof in a 10' X 10" section. Second Opinion will be gathered by a public adjuster for making a claim with our insurance. Lifeline Adjusters is a public adjuster that has drawn an agreement for going after the roof claim.
- G. **Benches:** Board would like Maddie Daddie to quote two more benches to be installed around Daniels and lake. Two benches for \$1878.58 by **Maddie Daddie. HOLD**
- H. **Pool:** Jonathan reached out to **Spies** for a quote to acid wash the pool. Still pending.

## IX. New Business

- A. **Budget:** 2023 Budget Discussion.  
Roy **MOTIONS** to approve the adjusted budget of a 10% increase with an annual assessment of \$749.49 per resident. The increase change from what was mailed out is to add an additional \$9100 to the unallocated reserves.  
Second: Susannah All Approve
- B. **Pavers at pool:** It has been noticed that the pavers at the east side of the pool are becoming unlevel. This will be looked into for finding a solution. FM Solutions is submitting quote to level. \$1275.00. Will hold onto quote pending a leak detection coming.
- C. **Pressure Washing:** Renewal of daniels and clubhouse pressure wash. **HOLD** and reassess in the spring.
- D. **Playground:** **Jonathan** to get beginning obtaining playground replacement quotes for early 2023.
- E. Susannah **MOTIONS** to approve Saydah law firm engagement contract. Second: Roy All Approve
- F. Roy **MOTIONS** to approve all 4 Maddie Daddie bids for landscape replacement and irrigation repair post car 4 separate car accidents totaling \$12979.10. Seconds: Susannah All Approve

X. **Adjournment:** PM **MOTIONS** Second: All Approve

**2022 Board meeting dates:** January 19, March 9, May 30, July 13, September 14 Budget/Annual, November 9

COLOR CODE: <b>YELLOW</b> – MOTION <b>GREEN</b> – ACTION ITEM <b>PURPLE</b> – COMPLETED <b>BLUE</b> - OPEN
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