

Stone Crest Master Association, Inc.

Board Meeting Minutes – Draft

Stone Crest Master Clubhouse

13520 Foxcrest Boulevard Winter Garden, FL 34787

Monday July 24, 2023 – 6:30 PM

2023 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: homeowners present

- I. Call to Order:** 7:00 PM by Maury
- II. Quorum:** Maury Tillman, Susannah Bowersox, Stacy Figueroa, Roy Thompson, and Allisha Douglas are present. Also, in attendance (Jonathan Haltiwanger,) LCAM from SWPM.
- III. Notice of Meeting:** Community signs & on www.SouthwestPropertyManagement.com
- IV. Approval of Minutes:** Susannah **MOTIONS** to approve May 08, 2023 minutes with correction of adding Stacy in the Quorum as she was present.. Second: Maury All Approve
- V. Security Report:**
- VI. Manager’s Report**
 - 1. Financials See Attached**
 - 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. New order has been placed for remainder of the 12 loungers. Loungers have been delivered and are set up around the pool. Final order for the chairs will be in **October.**
 - B. 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. Lloyd Dikeman shut off the water and cut into the wall to repair the pipe behind the wall. Lloyd Dikeman hasn’t been responsive lately as this hasn’t been finished. May have to bring **Honel** in on this.
 - C. Water Fountain:** **Honel** has adjusted the pressure on the fountain for better flow.
 - D. Pool Permit:** Passed recent inspection. Renewal has been paid but waiting to receive as the current permit expired end of June.
 - E. Ponds:** Summer Algae bloom at multiple ponds. Treatment given on June 30th. Additional treatment at end of July scheduled.
 - F. Benches in Tennis Court:** **Jonathan** to look at permanent securing of the bench.
- VII. Sub-Association Reports:**
 - 1. Fox Crest:**
 - 2. Glynwood:**
 - 3. Grovehurst**
 - 4. Grove Park:**
 - 5. Regency Oaks:**
- VIII. Old Business**
 - A. Clubhouse improvements:** **Dans Fan City** Board approved 2 additional fans. Order request has been made. There appears to be issue with the payment for submission so accounting to get this cleared up so that they fans can be delivered. Will need electrician to come back to install. This was delayed in payment and has to be followed up on. Payment was not received on their end initially this has not been sorted yet.

- B. 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. Roy did not get to this. New communication will have to be opened. Want to know if we can assume full control without being given money or be given more money.
- C. 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. Roof quotes have been obtained. Settlement offers have been made to Lifeline Adjusters. Current settlement offer is \$70,000 before fees are taken out and deductible. This would leave Stone Crest paying out of pocket \$0-\$5000 for a new roof depending on choice of roof tile.
Maury **MOTIONS** to Ratify to acceptance of insurance settlement offer of \$70,000, Second Stacy
Maury **MOTIONS** to accept Central Home Roofing bid of Estimate of 24194 with a cost of \$35,777.
Second: Stacy All Approve
- D. 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**
Maddie Daddie installed an additional bench at the tennis court.
- E. Pool:** Jonathan reached out to vendors for quotes to acid wash the pool. Arrington and All Pool Quotes from have come back. Board wants to get Resurfacing quotes for the pool. This is pending still for the resurfacing.
- F. Lights in restroom:** Lights are out in the restroom. Lloyd Dikeman assessed that the ballast needs to be replaced. Quote is pending. Board wants LEDs. Also, the smoke detectors will be removed as they are not needed. Lloyd Dikeman hasn't been responsive lately will have to call in electrician to quote. Pending Electrician quote.
- G. Playground: Jonathan** has gotten initial quote from Miracle. Gametime and Topline have been contacted about submitting quotes to fit dimensions.
- H. Blinds:** Clubhouse blinds need to be repaired for the 5 panels missing. Honel is working on finding the panels from payless blinds and can install. **Honel** has measured the panels and is still working on this.
- I. Tennis Court:** Board would like to look into changing the key system for the tennis court to fobs like the pool. J & W gates have wireless device and a mag lock they can place there but we need to check if there is power. Look into Electrician to run from Foxcrest behind the tennis court. Fox Crest is going to allow power to be drawn. There is an additional option of changing to a mechanical code lock as well. Board wants a quick set lock. Electrician has been followed up on powering.
- J. Clubhouse Lock:** Southwest closed the Winter Garden office. New wifi enabled lock for \$1100 plus labor was installed at entrance. Codes are now being given to vendors and event rentals. **DONE**
Susannah **MOTIONS** Board wants timing of the lock codes for events to 2 hours before and 2 hours after and the email updated to say that. Second: Maury All Approve
- K. Pool Equipment:** Spies replaced Pool Motor and pump. **DONE** Additional Impeller issue submitted to board or replacement.
Susannah **MOTIONS** To ratify approval of Spies quote of \$3000 to replace the impeller. Second: Stacy All Approve
- L. Pool Locks:** Control boards replaced by **J and W Gates. DONE**
- M. Pool Wiring against ducks:** \$1200 from **Tranquility** has been approved but not been completed at this time yet.

IX. New Business

- A. Signs:** 6 signs Do not feed wildlife (Picture of a duck and alligator on it) 2 more Stone crest signs. Meeting on 5/10 to walk through with Fast Signs to tag all signs needing replacement. Bid submitted by fast signs. Additional bid requested by **Maddie Daddie**.
- B. Dog Waste Stations:** On Daniels road, around the lake and one near the playground walking area. Looking for quotes.
- C. Board member Injury:** Roy has been incapacitated to be able to perform duties. It is still left to be determined how temporary this is.
- D. Pond Grasses:** Chemical treatment to kill grasses in pond were done on June 30th. This has been requested to be done again and further up the bank so that it can kill all the growth that hasn't been able to be cut back in a few years due to times when the water was high enough to block mowing for extended periods. Once plant life dies it will need clearing from the landscaper.

X. **Adjournment:** 8:20 PM Maury **MOTIONS** Second: Susannah All Approve

2023 Board meeting dates: Feb. 13, March 20, May 8, July 12, September 11 Budget/Annual, November 6

COLOR CODE: YELLOW – MOTION GREEN – ACTION ITEM PURPLE – COMPLETED BLUE - OPEN
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