

**Stone Crest Master Association, Inc.**  
**Board Meeting Minutes – Draft**  
**Stone Crest Master Clubhouse**  
**Over Zoom**  
**January 8, 2024 – 7:00 PM**

**2023-2024 BOD Members:** Michele Philipson-Maender, President -Glynwood; Susannah Bowersox, Director -Grove Park; Stacy Figueroa, Secretary– Grovehurst; Lee Douglas, Treasurer –Regency Oaks; Maury Tillman, Vice President –Fox Crest

Comments from Neighborhood-not part of minutes: homeowners present

- I. **Call to Order:** 7:00 PM by Michele
- II. **Quorum:** Maury Tillman, Lee Douglas, Michele Philipson-Maender, Susannah Bowersox, and Stacy Figueroa, are present. Also, in attendance (Jonathan Haltiwanger,) LCAM from SWPM.
- III. **Notice of Meeting:** On [www.SouthwestPropertyManagement.com](http://www.SouthwestPropertyManagement.com)
- IV. **Approval of Minutes:** Lee **MOTIONS** to approve the November 13<sup>th</sup> Board Meeting minutes. Second: Michele All Approve
- V. **Security Report:**
- VI. **Manager's Report**
  1. **Financials** See Attached
  2. **Maintenance Report** See Attached
    - A. **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**
    - B. **Pool:** Pool Resurfacing bids have been gathered and are on **HOLD.**
- VII. **Sub-Association Reports:**
  1. **Fox Crest:** Decorations coming down soon. Representative running for District office is speaking at the fox crest sub meeting that was open for inviting residents.
  2. **Glynwood:** Decorations coming down soon.
  3. **Grovehurst** No issues to report
  4. **Grove Park:** Decorations down today.
  5. **Regency Oaks:** Holiday celebration was cancelled due to weather.
- VIII. **Old Business**
  - A. **Playground:** **Miracle** has been engaged and are scheduling the platform replacements. Prompted again for timeline of completion.
  - B. **Roof Replacement:** Clubhouse Roof is scheduled to be replaced Dec. 10 – 23 Will be placed on the portal. Need a uniform blast. As well as blocked off amenities access for during that time. Roof Project has been completed with walkthrough. Damaged emergency light completed and will be billed to **Central Homes. DONE**
  - C. **Signs:** Design Proofs updated with **Fast Signs.** Additional bids from SignFarm and Hall Signs. Susanah **MOTIONS** to Approve \$2600 with Fast Signs Second: Maury All Approve
  - D. **City Manager meeting:** Requesting date with city manager. **City manager** failed to respond to communications. Now that the holidays are over communication has been prompted again.
  - E. **Clubhouse area lights:** 5 lights are now out around the pool area. **All State Lighting** has visited the property to assess on 01/05. Awaiting quotes for repair and a separate for a consideration of upgrading to LEDs and clear globe covers.
  - F. **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 29 chairs and 1 lounge. Table needs replacing and remove broken one.

Stacy **MOTIONS** to approve \$2612.50 to finish the reslinging of 29 chairs and one lounge from Florida Patio Restrapping.

Second: Susannah All Approve

**G. Tree Removal and Trim:** Tree needs removing behind Glynwood II marquee and another trimmed at the tennis court. Maddie Daddie has quoted and additional landscaper has been requested for quote. Dead tree was removed and trees were trimmed. **DONE**

**H. Pond and Fountain Contract:** Glynwood fountain is down and not currently being repaired at this time. **Fountain Doctors** has provided a new contract with a switch of pond subcontractor. Carp quote to be determined later on schedule with the cold snap. Glynwood Fountain replacement will be tabled until next meeting.

1. Michele **MOTIONS** to accept Fountain Doctors if they remove the 12 month rollover to replace with 60 day notice to remind review of contract. Second: Lee \$21,300. All Approve

2. Lee **MOTIONS** to approve the \$3900 initial Pond Treatment by Aquatic Weed Control. Second: Maury All Approve

## IX. New Business

**A. Community Mulching:** Mulching completed per landscaper. Landscaping Contract dispute discussion on mulching neighborhood. Attorney provided response.

**B. Emergency Septic: Lapin Services** came by to service for second overflow. Did not charge as it was undetermined why the power had been in the off position. Bathrooms were cleaned by cleaner afterwards.

**C. Landscaping quotes:** Currently bids have been requested from Bruce Hage (irrigation) and Green Planet (Landscaping), and Millennium Landscaping (combined). Met with **Millennium** so far and Bruce Hage has declined to bid. Additional vendors being sought.

**D. Daniels road damage:** A vehicle destroyed 7 sprinklers in a median next to Grove Park. Damage is being assessed and police investigation has been opened. Current quote open for repair by **Maddie Daddie**. Officer has not found vehicle that caused damage.

**E. Smoke detectors:** Reinstalled in bathroom and clubhouse by **All State Lighting**. **DONE**

**F. Bathroom Lighting:** Quote on fixing Ballasts by **All State Lighting** currently being prepared.

**G. Trimming:** Trimming area that is overlapping a Glynwood homeowners property. Has not been addressed yet.

**H. Insurance claim from Regency Oaks wall hit:** Michele **MOTIONS** to close the issue of litigation against the uninsured motorist that struck Master landscaping in front of Regency Oaks in July 2022. Second: Stacy All Approve

**X. Adjournment:** 8:52 PM Stacy **MOTIONS** Second: Lee All Approve

**2024 Board Meeting Dates:** January 8, March 11, May 20, July 8 - Canceled, August 12 - Budget Workshop, September 9 - Annual and Budget, November 4

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