

Stone Crest Master Association, Inc.

Board Meeting Minutes – Approved

Stone Crest Master Clubhouse

Over Zoom

March 11, 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:** 7:04 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
- IV. Approval of Minutes:** Maury **MOTIONS** to approve the January 8, 2024 Board Meeting minutes. Second: Lee All Approve
- V. Security Report:** Police officer did not attend as the zoom link was not provided to them with sufficient time.
- VI. Manager’s Report**
 - 1. Financials See Attached**
 - 2. Maintenance Report See Attached**
- VII. Sub-Association Reports:**
 - 1. Fox Crest:**
 - 2. Glynwood:**
 - 3. Grovehurst**
 - 4. Grove Park:**
 - 5. Regency Oaks:**
- VIII. Old Business**
 - A. Playground:** **Miracle** has installed the platforms. The order had not included the stair sections which are showing their age and becoming a hazard. Miracle has sent a quote to order the final 3 pieces. Additional information for the connecting piece for one of the stairs.
 - B. Signs:** Design Proofs updated with **Fast Signs** has completed install of current order of signs. **DONE** New tow sign request to be made with slys towing. Tennis court sign to be considered as well.
 - C. City Manager meeting:** Met with city manager and are working on scope of work so that they may do due diligence.
 - D. Clubhouse area lights:** 5 lights are now out around the pool area. **All State Lighting** has visited the property to assess on 01/05. All state lighting sent quote for repair and a separate for a consideration of upgrading to LEDs and clear globe covers.
 - E. Bathroom Lighting:** Quote on fixing Ballasts by **All State Lighting** received.
 - F. Refabricating pool chairs:** Initial refabricating completed of 20 chairs since last meeting. **Florida Patio Restrapping** has delivered the final order. **DONE**
 - G. Pond and Fountain Contract:** Glynwood fountain is down and not currently being repaired at this time. Refreshed Glynwood fountain quote available now that the pond is clearer as \$3804. Board would like the vendor to provide a current report on the state of the pond and the contribution of the fountain to improving the pond.

- H. Landscaping quotes:** Currently bids have been requested from Bruce Hage (irrigation) and Green Planet (Landscaping), and Millennium Landscaping (combined). Quotes from Arbor Crest, OmegaScapes and Millennium, Tewson Landscaping, and Bruce Hage has declined to bid.
- I. 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. Work approved and completed. **DONE**
- J. Trimming:** Trimming area that is overlapping a Glynwood homeowners property. Has not been addressed yet.

IX. New Business

- A. Pillars bases:** Two clubhouse pillars are rotting and quotes are being sought.
- B. Pool:** Pool Resurfacing bids have been taken off hold to be considered for the resurfacing and grates.
- C. Irrigation repairs:** New repairs for 3 irrigation timers and a mainline. Quote sent by Maddie Daddie \$2400 without labor included, it was then sent to Arbor Crest submitted prices as The timer at the entry to Regency on Roper is parts are \$350.00 Labor \$150.00. The timer at Glynwood 2 entry is Parts \$350.00 Labor \$200.00 The at 535 & New Crest. The parts are \$400.00 Labor \$250.00. The leak at the Clubhouse. Parts \$250.00 Labor \$750.00. Total: \$2700.
Lee **MOTIONS** to approve Arbor crest quote of \$2700 to replace timers and main line at clubhouse. Second: Maury All Approve
- D. Roof Insulation and Pest exclusion:** Quotes from Integrity Wildlife and stark exterminators for pest exclusion. Insulation still pending with Southern Foam. Stark has send their insulation bid.
- E. Events Liabilities:** Food trucks and bounce houses discussion.

X. Adjournment: 9:24 PM Maury **MOTIONS** Second: Michele 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: **YELLOW** – MOTION **GREEN** – ACTION ITEM **PURPLE** – COMPLETED **BLUE** - OPEN