

**Stone Crest Master Association, Inc.**

**Board Meeting Minutes – Approved**

**Stone Crest Master Clubhouse**

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

**Wednesday March 30, 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: 0 homeowners present

- I. Call to Order:** 6:30 PM by Allisha
- II. Quorum:** Allisha Douglas, Maury Tillman, Roy Thompson by teleconference, 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:** Allisha **MOTIONS** to approve January 19, 2022 minutes. Second: Maury All Approve
- V. Security Report:**
- VI. Manager's Report**
  - 1. Financials See Attached**
  - 2. Maintenance Report See Attached**
    - A. Power Washing:** **Maddie Daddie** has cleaned the tennis court. **DONE** It needs resurfacing so start the quoting.
    - 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.
    - C. Walking Track:** **Jonathan** to get proposals to repair cracks and broken pavement. Current bid by Pro Way Paving systems. Baraco Paving and Asphalt concrete solutions provided a quote as well. \$6600 budget currently approved.  
Allisha **MOTIONS** to Approve Budget of total \$10000 to include more of the sidewalk in front of the clubhouse area with repairs. Second: Maury All Approve
    - D. Benches:** **Maddie Daddie** has removed the benches at New stone crest. Once they can get a new supply in they will be installing two benches at the lake. Two green benches have been installed. **DONE**
    - E. Pool Inspection:** The pool equipment was locked when the inspector came. Rescheduling their visit. The vendor has unlocked the equipment for the reinspection.
    - F. Palm Trimming:** Completed by Maddie Daddie for palms around 535 and clubhouse area. **DONE**
    - G. Marquee Lettering:** Loose lettering on 535 entrance side of the marquee. Honel contacted to resecure the letters.
    - H. New median plants:** installed at Daniels and Grovehurst intersection.
    - I. Pool gate:** Pool was closed temporarily while the gate hinges and top connector were fixed.
- 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. Roy MOTIONS to approve Dragon fly pond proposal of beneficial bacteria of \$1200. Second: Maury All Approve

- 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. New smart thermostat is pending. Maury has a proposal from Ashley Furniture. Allisha **MOTIONS** to Approve shop 4 Patio with a budget of \$5000 to buy clubhouse furniture. Second: Maury All Approve  
Roy **MOTIONS** to approve dans fan city quote \$1970 and an electrician to install for \$600 with a total price of \$2570. Second: Maury All Approve
- C. Reserve Study:** Global solutions was selected to begin reserve study. They have been on site and have returned a report that has been sent to the board. They have said any revision request needs to be submitted to them within a month.
- D. Insurance:** Current RSUI D&O was enacted. This has been financed monthly so that it can be dropped once a new policy has been determined, but was held off as they said the policy needed to be in effect to see if price lowered.

#### **IX. New Business**

- A. Signs:** Fast signs has made a proof of the Logo and will be installing 4 signs. Signs have been ordered.
- B. Plant replacements:** 400 Indian Hawthorne and Azaleas have been installed throughout community in the next 30 days by Maddie Daddie.
- C. Button on pool exit:** Had button replaced 03/29 but some wiring may still need to be replaced. That is pending for update.
- D. Daniels Estimate:** A request made to **Maddie Daddie** for an estimation of what it takes to keep up the Daniels median including landscaping and irrigation.

**X. Adjournment:** 7:58 PM **MOTIONS** Second: Allisha 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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