

Stone Crest Master Association, Inc.

Board Meeting Minutes – Approved

Stone Crest Master Clubhouse

13520 Foxcrest Boulevard Winter Garden, FL 34787

Wednesday May 8th, 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:** 6:31 PM by Roy
- II. Quorum:** Maury Tillman, Stacy Figueroa, Susannah Bowersox, 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 March 20, 2023 minutes. 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. Pool Permit:** Passed recent inspection. Submitting for permit renewal now.
 - D. Community Grass watering:** Schedule has increased from winter schedule of one day a week to 2 days a week in line with City watering restrictions. The older grass has been poorly affected by the recent high temperatures.
- 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** has provided a proposal for the new fans, they have been set up for payment and electrician is awaiting delivery of fans for installation. A rug is still pending to be ordered and sounds absorbing wall items are pending. 6 new fans have been installed in the clubhouse. Two additional fans needed for the pool area. One fan is bent out of shape. 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.

- 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.
- 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.
- 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 a single bench at the tennis court. Maddie Daddie to get another bench installed in the tennis court area.
- 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.
- F. Pressure Washing:** Renewal of Daniels and clubhouse pressure wash. HR Pro Painters is still trying to confirm if they can perform the work during the 1st week April. Work has been completed. HR Pro wants to know if we want to lock in the same pricing of the past 2 years to have a yearly maintenance service agreed to. Board is interested in the annual contract.
- G. 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. Leak quote from Florida Leak Locaters. Maddie Daddie has found no leaks. They did say they did some irrigation repairs there a few months back though, but currently no leaks in that area. Maddie Daddie has repaired the pavers and leveled them at the pool. DONE
- H. 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.
- I. Playground:** Jonathan has gotten initial quote from Miracle. Working on getting Gametime and additional options now that dimensions are determined.
- J. 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. Still pending.
- K. 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.

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.
- B. Irrigation Piping:** Ratify approval of \$7850 to fix irrigation piping running under part of the Firehouse. Roy MOTIONS to ratify approval of \$7850 Second: Maury All Approve
- C. Clubhouse Lock:** Southwest closed the Winter Garden office. A proposal for changing the lock with an app controlled lock that has a physical key for emergencies has been presented.
- D. Pool Vendor: Ratify decision** to have All Pools take over pool maintenance for \$1200 monthly and accept Andrew's Pool Service's termination of contract. Roy MOTIONS to ratify All Pools quote of \$1200 for monthly maintenance on the pool. Second: Susannah All Approve
- E. Pool Equipment: Ratify decision** to have Spies replace Pool Motor and pump got \$6000. They are working on getting the install scheduled this month. Roy MOTIONS to ratify approval of \$6000 for Spies to replace pool motor and pump. Second: Maury All Approve
- F. Pool Equipment fencing:** Recommended to fence in pool equipment as it is required by the health department. They have not enforced this in many years though as current equipment has never been fenced.

- G. Pool Locks:** Ratify approval to Replace control board for Restroom locks.
Roy **MOTIONS** to ratify approval of J&W gates to replace control board for \$800. Second: Susannah
- H. Pool Wiring against ducks:** \$1200 from Tranquility
- I. Clubhouse Lock:** Board is interested in a non touch screen commercial lock. For tennis court also with a lever.
- J. Dog Waste Stations:** On Daniels road, around the lake and one near the playground walking area. Look for quotes.
Roy **MOTIONS** to accept \$1200 bid from Tranquility to wire the pool to ward off ducks. Second Susannah All Approve
Roy **MOTIONS** to approve \$1500 in a quarter for Southwest to have approval for incidental emergency items. Second: Susannah All Approve

X. Adjournment: 8:00 PM Susannah **MOTIONS** Second: Roy 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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