

**Stone Crest Master Association, Inc.**  
**Board Meeting Minutes – Draft**  
**Stone Crest Master Clubhouse**  
**13520 Foxcrest Boulevard Winter Garden, FL 34787**  
**Monday September 11, 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:** 6:40 PM by Susannah
- II. Quorum:** Eric Love, Michele Philipson-Maender, Susannah Bowersox, and Stacy Figueroa are present. 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:** Susannah **MOTIONS** to approve July 24 2023 minutes. Second: Michele 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.** Table needs replacing and remove broken one.
    - B. Pool Permit:** Passed recent inspection. Renewal has been paid, but waiting to receive as the current permit expired end of June.
    - C. Ponds:** Summer Algae bloom at multiple ponds. Treatment given on June 30<sup>th</sup>. Additional treatment at end of July scheduled.
    - D. 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 resent and Jonathan or the electrician will be picking them up from the store location once they confirm receipt of payment.
  - 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. Communication has finally be opened to the City Manager.

- C. **Roof:** Central Homes is ready to install the selected roof shingle, but the color was not completely determined so this needs to be finalized.  
Susannah **MOTIONS** to approve the roof color Max Def Moire Black. 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**
- 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 have been requested for the pool by Tranquility and Spies.
- 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. Due to handyman dropping the project this has not been picked back up yet to be completed.
- G. **Playground: Jonathan** has quotes from Miracle and Topline. Gametime has declined to bid. Alternative options could include Playmore. Board wants to consider the Miracle quote
- 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 but has so far not completed.
- I. **Pool Wiring against ducks:** \$1200 from **Tranquility** has been scheduled 09/15.
- J. **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 updated and resubmitted changes by fast signs. Additional bid requested by **Maddie Daddie** but they need more time as it was pending resubmission of all dimensions from the changes given to Fast Signs first.
- K. **Dog Waste Stations:** On Daniels road, around the lake and one near the playground walking area. The Board has decided to drop interest in this.
- L. **Pond Grasses:** Chemical treatment to kill grasses in pond were done on June 30<sup>th</sup>. 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. Pond company has said that due to the period of life the pond has entered, an option for consideration dredging the bottom soil. The Board is interested in obtaining soil testing and determine how the pond is fed water. Additionally, what it would look like if given over to St. Johns Water management as conservation area.

## IX. New Business

- A. **Board member election:** 2 members of the board can no longer serve as their board duties. Results of Annual Members Meeting election has set the directors as follows: Eric Love, Michele Philipson-Maender, Susannah Bowersox, Stacy Figueroa, And Maury Tillman.
- B. **Appointment of Officers:** Michele **MOTIONS** to appoint officer positions when having full representation of the board. Second: Susannah All Approve
- C. **2024 Proposed Budget:** Provided proposal of 15% increase.  
Michele **MOTIONS** to postpone and set a meeting for September 18<sup>th</sup> to discuss the budget at that time.  
Second: Susannah All Approve
- D. **Clubhouse cleaning fee:** \$125 for cleaner but clubhouse form still says \$75. Eric **MOTIONS** to adjust the clubhouse form to \$125 for the cleaner. Second: Susannah All Approve

X. **Adjournment:** 9:21 PM Eric **MOTIONS** Second: Susannah All Approve

**2023 Board meeting dates:** Feb. 13, March 20, May 8, July 24, September 11 Budget/Annual, November 6

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