

Stone Crest Master Association, Inc.

Board Meeting Minutes – Approved

Stone Crest Master Clubhouse

13520 Foxcrest Boulevard Winter Garden, FL 34787

Wednesday June 08, 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:** Susannah Bowersox, Maury Tillman, Allisha Douglas by teleconference, Also, in attendance (Jonathan Haltiwanger,) LCAM from SWPM.
- III. Notice of Meeting:** Community signs & on www.SouthwestPropertyManagement.com
- IV. Approval of Minutes:** Maury **MOTIONS** to approve March 30, 2022 minutes. Second: Susannah All Approve
- V. Security Report:**
- VI. Manager's Report**
 - 1. Financials See Attached** Discuss subs that need to make balances current.
 - 2. Maintenance Report See Attached**
 - A. 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. One net has been replaced and installed. The right side net is being resecured still.
 - B. 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. \$10000 budget currently approved.
Susannah **MOTIONS** to approve Baraco Paving for the concrete repairs and walking track repair and sealing.
 - C. Marquee Lettering:** Loose lettering on 535 entrance side of the marquee. Honel contacted to resecure the letters. **DONE**
 - D. Pool gate:** Pool was closed temporarily while the gate hinges and top connector were fixed.
 - E. Pool Inspection:** Pool inspection was conducted and failed for an issue with the chlorine intake. Pool was shut down for that afternoon. This was corrected by the following morning and cleared to pass inspection so the pool reopened immediately. Permit will now be renewed and has been submitted and paid for. **DONE**
 - F. Signs:** Fast signs has made a proof of the Logo and will be installing 4 signs. Signs have been installed. **DONE**
 - G. Garbage Disposal:** Clubhouse Kitchen Garbage disposal broke on 05/06 and was replaced immediately in time for a party scheduled 05/07. This cause a mess and required additional cleaning Saturday morning. **DONE**
 - H. Pool Mulch:** **Maddie Daddie** to add mulch and cover lighting wires.
 - I. Duck Poop:** **Maddie Daddie** will spray the duck poop off the pool deck area as it has accumulated.
 - J. Cobblestone Pavers:** on 535 entrance need replacing for a broken section.
- 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. Beneficial Bacteria regime has been established. Pond next to clubhouses is showing an algae ring developing. Vendor is coming for monthly maintenance 05/12 to address.
- 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, they have been set up for payment and electrician is awaiting delivery of fans for installation. New smart thermostat is pending. Furniture has been delivered and set up. A rug is still pending to be ordered and sounds absorbing wall items are pending.
- 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. Study has been completed and sent to board. **DONE**
- D. **Insurance:** Current RSUI D&O was enacted and has been in effect for 2 months. Will now check again to see if cost for D&O coverage can be changed.

IX. New Business

- A. **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. Jonathan to speak with the City and find the original agreement for Daniels.
- B. **Refabricating pool chairs:** Palm Casual bid in place. Requested from Florida Patio Restrapping as well.
- C. **HVAC Maintenance:** Century Air conditioning is coming out this week to review the system and propose a quarterly maintenance program as a previous plan has not been active. It is quoted. In addition will quote on installing an app controlled thermostat.
- D. **Tennis Court Resurfacing:** Varsity Courts and Advantage courts are preparing proposals to resurface. Cross Court Resurfacing.
Susannah **MOTIONS** to approve a budget of \$10,000 for the resurfacing of the tennis court. Second: Maury All Approve
- E. **Cleaner:** Image One submitting a bid. Rossier Cleaners as well.
Maury **MOTIONS** to approve a budget of \$1500 a month for a new cleaning service to approve Rossier Cleaners as the new cleaning service for the clubhouse and pool area. Second: Susannah All Approve
- F. **Mulching Playground:** Maddie Daddie is doing a mulch refresh with ADA compliant mulch.
- G. **Signs:** Don't feed alligators and no swimming signs requested.

X. **Adjournment:** 8:15 PM Maury **MOTIONS** Second: Susannah All Approve

2022 Board meeting dates: January 19, March 9, May 30, July 13, September 14 Budget/Annual, November 9

COLOR CODE: YELLOW - MOTION GREEN - ACTION ITEM PURPLE - COMPLETED BLUE - OPEN
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