

Stone Crest Master Association, Inc.

Board Meeting Minutes – Approved

Stone Crest Master Clubhouse

13520 Foxcrest Boulevard Winter Garden, FL 34787

Wednesday February 13, 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: 1 homeowners present

- I. Call to Order:** 6:30 PM by Roy
- II. Quorum:** Roy Thompson, Maury Tillman, 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:** Allisha **MOTIONS** to approve September 14, 2022 minutes. Second: Roy 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. 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 to be placed this month for remainder of the 12 loungers.
 - B. Mulching:** **Maddie Daddie** has added mulch to the pool and the Playground. **DONE**
 - C. Water fountain:** Turned off while Lloyd Dikeman has ordered a part to replace. Repair completed. **DONE**
 - D. 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.
 - E. Tree Trimming:** 57 palm trees scheduled to be trimmed 02/15 by **West Tree Service.**
 - F. Closet:** Cleaned and organized by Domestic Detailers. 3 broken tables and two chairs were thrown away. **DONE**
- VII. Sub-Association Reports:**
 - 1. Fox Crest:**
 - 2. Glynwood:** 21 schemes for paint colors updated and online now.
 - 3. Grovehurst**
 - 4. Grove Park:**
 - 5. Regency Oaks:** July 8 event at regency. 10am – 3pm
- 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. Will need electrician to come back to install.

- 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. HVAC Maintenance:** Century Air conditioning maintenance plan is active and first maintenance has occurred in January. In addition they have quoted on installing an app controlled thermostat for \$1173.00. Roy MOTIONS to ratify approval of app controlled thermostat for \$1173.00. Second: Allisha All Approve
- D. Tennis Court Resurfacing:** Varsity Courts and Advantage courts are preparing proposals to resurface. Cross Court Resurfacing. Deposit has been made. Pending scheduling due to the daily raining, looking at 2nd-3rd week in October 2022. Work has been completed. DONE
- E. 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. Have requested an update by the Lifeline Adjusters.
- F. 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
- G. Pool:** Jonathan reached out to Spies for a quote to acid wash the pool. Still pending.
- H. Landscape replacement from car accidents:** Board approved all 4 Maddie Daddie bids for landscape replacement and irrigation repair post car 4 separate car accidents. Work has been completed. DONE
- I. Pressure Washing:** Renewal of daniels and clubhouse pressure wash. Roy MOTIONS to accept HR Pro Painters \$13,000 quote for 1st week of April. Second: Allisha All Approve
- J. 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 will determine if there are any leaks with the surrounding irrigation. Roy MOTIONS to approve \$1275 to level pool pavers pending leak detection issues. Second: Allisha All Approve

IX. New Business

- A. Sub meetings are doubled up:** Review sub association schedule for scheduling conflicts with Glynwood and Grovehurst.
- B. 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.
- C. Playground:** Jonathan to begin getting playground replacement quotes for March Meeting.
- D. Tennis Court:** Board would like to look into changing the key system for the tennis court to fobs like the pool.
- E. Blinds:** Clubhouse blinds need to be repaired for the 5 panels missing.
- F. Board Meetings:** Maury MOTIONS that Board members not miss more than 2 consecutive meetings and will be replaced by another sub-association representative upon the 3rd consecutively missed meeting. Second: Roy All Approve

X. **Adjournment:** 7:54 PM Roy MOTIONS Second: Maury 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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