

**Stone Crest Master Association, Inc.**  
**Board Meeting Minutes – Approved**  
**Stone Crest Master Clubhouse**  
**13520 Foxcrest Boulevard Winter Garden, FL 34787**  
**Wednesday March 20, 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:** 6:37 PM by Maury
- II. Quorum:** Maury Tillman, Stacy Figueroa, Susannah Bowersox, and Allisha Douglas 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:** Allisha **MOTIONS** to approve February 13, 2023 minutes. Second: Maury 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 has been placed for remainder of the 12 loungers.
    - 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:** Failed last inspection due to excessive duck poop on pavers and low chlorine levels. Pool vendor has corrected measures and sent to health department for rescheduled visit.
    - 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 high temperatures in the past few weeks.
- VII. Sub-Association Reports:**
  - 1. Fox Crest:**
  - 2. Glynwood:**
  - 3. Grovehurst**
  - 4. Grove Park:** Changing management company
  - 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.

- 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. New thermostat has been installed and credentials have been made.
- D. 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. Last offer has been \$48,000 after fees and \$14,000 (5% total building insured) deductible. Lifeline Adjusters is still working to get a higher offer. Susannah **MOTIONS** get attorney involved. Second: Allisha All Approve
- E. 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**
- F. Pool:** Jonathan reached out to Spies for a quote to acid wash the pool. Still pending. They said the estimator was out of the office and returns 03/24.
- G. Irrigation Damage by AT&T –** Maddie Daddie needs exploratory work at \$75/hr to find the irrigation line breaks caused by Utility work on Daniels. Could be 3-5 hours. Maury **MOTIONS** to approve irrigation work with Maddie Daddie. Second: Allisha All Approve
- H. 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 1<sup>st</sup> week April. Checked in today and they are trying to see if they can move other work, but haven't been able to confirm yet.
- I. 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 being considered to level the pavers.
- J. 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.
- K. Playground: Jonathan** to has gotten initial quote from Miracle. Working on getting Gametime and additional options now that dimensions are determined. Need to schedule an on site meeting with board members to discuss potential options.

## IX. New Business

- A. 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.
- B. 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.
- C. Benches at tennis court:** Board has directed to look for standard benches and not ones that that are shaded. Maddie Daddie is working on quote.
- D. Duck trapper:** Looking into them.
- E. Signs:** 6 signs Do not feed wildlife (Picture of a duck and alligator on it) 2 more Stone crest signs over by Grovehurst.
- F. Call city of winter garden about between grove and fox crest blvd.** 8 inches above grade sidewalk. Across street from clubhouse side.

X. **Adjournment:** 7:56 PM Maury **MOTIONS** Second: Susannah All Approve

2023 Board meeting dates: Feb. 13, March 20, May 8, July 12, 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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