

Stone Crest Master Association, Inc.

Board Meeting Minutes – Approved

Stone Crest Master Clubhouse

13520 Foxcrest Boulevard Winter Garden, FL 34787

Wednesday July 13, 2022 – 6:30 PM

2021 BOD Members : Roy Thompson, President-Glynwood; Susannah Bowersox, Vice President-Grove Park; Stacy Figueroa, Secretary-Grovehurst; Alisha Douglas, Treasurer –Regency Oaks; Maury Tillman, Director–Fox Crest

Comments from Neighborhood-not part of minutes: 0 homeowners present

- I. Call to Order:** 6:33 PM by Roy
- II. Quorum:** Roy Thompson, Susannah Bowersox, and Maury Tillman are present. Alisha Douglas and Stacy Figueroa are present by teleconference, Also, in attendance (Jonathan Haltiwanger,) LCAM from SWPM.
- III. Notice of Meeting:** Community signs & on www.SouthwestPropertyManagement.com
- IV. Approval of Minutes:** Roy **MOTIONS** to approve June 08, 2022 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. 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:** Baraco is waiting on signed addendum to schedule the work.
 - C. Pool gate:** The covering has been removed. Asking J & W gates for a replacement quote.
 - D. 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 is renewed and posted at the bulletin board.
DONE
 - E. Duck Poop:** **Maddie Daddie** will spray the duck poop off the pool deck area as it has accumulated.
DONE
 - F. Mulching:** **Maddie Daddie** has added mulch to the pool and the Playground. Additional mulch needed at the playground as it is not 12 inches.
 - G. Cobblestone Pavers:** on 535 entrance need replacing for a broken section.
 - H. Water fountain:** Turned off while Lloyd Dikeman has ordered a part to replace.
 - I. Men’s Bathroom Leak:** Lloyd Dikeman called out to inspect soon.
 - J. Tree Trimming:** Clubhouse area and Daniels Road has been completed by **Maddie Daddie** for trimming to lift branches above 8 feet for all sidewalk areas as of 7/12 **DONE**
- 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. Fans have been delivered to clubhouse, but the electrician has not been able to complete the install yet. Rescheduled for end of the month.
- C. 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. Current broker will not shop for new coverage until end of the current coverage period. The additional broker would not do it either.
- D. 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.
- E. 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.
- F. 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.
- G. Tennis Court Resurfacing:** Varsity Courts and Advantage courts are preparing proposals to resurface. Cross Court Resurfacing. \$10000 budget currently approved. Susannah **MOTIONS** to approve Cross Court's quote of \$7700. Second: Maury All Approve

IX. New Business

- A. Cleaner:** New cleaner to visit the meeting so Board may meet them. 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.
- B. Signs:** Don't feed alligators and no swimming signs requested to Fast Signs.
- C. Budget Workshop:** Reviewed 2023 budget to prepare in anticipation of September budget meeting.
- D. 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.
- 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.
- F. Benches:** Board would like Maddie Daddie to quote two more benches to be installed around Daniels and lake.
- G. Pool:** Jonathan to contact Spies for a quote to acid wash the pool.

X. **Adjournment:** 7:45 PM Roy **MOTIONS** Second: Maury 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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