

Stone Crest Master Association, Inc.

Board Meeting Minutes – Draft

Stone Crest Master Clubhouse

13520 Foxcrest Boulevard Winter Garden, FL 34787

Wednesday July 21, 2021 – 6:00 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:** 6:11 PM by Roy
- II. Quorum:** Roy Thompson, Allisha Douglas, Maury Tillman, Stacy Figueroa, and Susannah Bowersox. 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 May 19, 2021 minutes. Second: Allisha All Approve
- V. Security Report:** Officer Michaud gave a positive update for the community with low incidents.
- VI. Manager's Report**
 - 1. Financials See Attached**
 - 2. Maintenance Report See Attached**
 - A. Power Washing:** **HR Pro Painters** completed cleaning of sidewalks, curbs, and marquees. Final Review was postponed to Thursday 07/22.
 - B. Pool Cleaning:** **Andrews Pool Service** Requested increasing weekly pay from \$800 to \$825 per week due to increasing costs.
Roy **MOTIONS** to increase the weekly pay to \$825 for Andrews Pool Service. Second: Maury All Approve
 - C. Walking Track:** **Jonathan** to get proposals to repair cracks and broken pavement. Current bid by Pro Way Paving systems. More bids pending.
- VII. Sub-Association Reports:**
 - 1. Fox Crest:** Replacing plant beds, street signs placed.
 - 2. Glynwood:** Redoing entryways, looking at adding drains.
 - 3. Grovehurst** No report
 - 4. Grove Park:** Replaced all mailboxes, cleaned sidewalks and lifted trees.
 - 5. Regency Oaks:** Garage sales after veterans day, going to set for all communities to coordinate November 12,13, and 14. Outdoor Christmas movie will be coordinated with Santa Visit.
- VIII. Old Business**
 - A. Painting:** Paint flaking off building by pool area and Bathrooms. Proposal being submitted by HR Pro Painters. More bids to come. Board decided they only want to address the column and not anything else at this time.
 - B. Fountains on 535 and Glynwood I:** **DragonFly Pond Works** is treating the pond to lower the algae. A proposed solution of an aerator has been provided to use for both ponds. Board wants more information on grass eating Karp as an option to introduce.
Roy **MOTIONS** to approve aeration with Dragonfly Pond Works if it is determined that this will provide oxygen for adding fish to the ponds.
 - C. Light in the clubhouse:** Board would like LED lights installed and the new fans to be priced out.
 - D. Pool Guard:** Scheduled until Labor Day.
 - E. Maddie Daddie Contract and Proposals:** **Jonathan** met with Susannah and Maddie Daddie to go over property and design a new contract to incorporate more inclusions that haven't been getting done. Inclusions

have been attached. Quotes for mulching and stump grinds and the benches are included in full proposal.

Board to Finalize Contract:

1. Due to the fact the Master property has not had mulch for some time (at least 2 years) the pricing to install a good base in all beds and tree rings is \$26,500. (This is approved for the base mulching to schedule for when you are able to. July or August. The shredded black mulch is approved.
2. Following the initial covering the mulch installation will take place in June & November, 2 times a year, to provide a refresh for all beds and tree rings.
3. There are 9 stumps to be ground down. \$200 ea = \$1,800.00 Landscaper will need 1 pallet of sod to cover all areas from stumps = \$400.00
4. Recommend removing 2 benches and filling the holes with concrete = \$350.00. Recommend shrinking the bed as it is too big. Remove the middle section that has the roses and fill with sod. Budget to do this, Plants and Sod \$1,900.00
5. For the contract we have discussed selecting a budget for replacing aging plants. Budget considered is \$10,000 a year that Maddie Daddie can use to make sure that every year older plants are getting replaced and M&D won't have to ask for every plant removal to due this since they'll be on a budget for that.
6. The parameters the Board has decided upon are to use the list of plants the City put together when the medians were last redone. Any plant being taken out can be substituted with a different plant as long as the new plant isn't more expensive than what is already there. It must have the same life expectancy, growth height, and preferably drought resistant if possible.
7. Board approved the above 1-6 proposal items for Maddie and Daddie. They are all being scheduled with work beginning August 1st.
Roy **MOTIONS** to accept the above 1-6 item changes to the Maddie and Daddie contract.
Second: Maury All Approve

IX. New Business

- A. **Vehicle Damages on Daniels:** There was an accident on June 23rd for the Daniels Road Island that cost \$3800 to fix. Another accident on the night of June 4th on the side Daniels intersection of Foxcrest Blvd. Officer Michaud providing case numbers for insurance purposes.
- B. **Insurance:** New D&O insurance is being sought as the current will expire in October and the company says they will not renew the policy.
- C. **Clubhouse Emergency Protections:** Fire Extinguisher has replaced by Mid State Fire Equipment. They have said that the batteries are all dead for 5 emergency lights. They can be replaced for \$35 per. Board agrees management has authority to have this done.
- D. Allisha **MOTIONS** to move meetings to 6:30PM. Second: Roy All Approve

X. Adjournment: 7:16 PM Roy **MOTIONS** Second: Allisha All Approve

2021 Board meeting dates: January 20, March 10, May 19, July 21, September 15 Budget/Annual, November 10

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