

Stone Crest Master Association, Inc.

Board Meeting Minutes – Draft

Stone Crest Master Clubhouse

13520 Foxcrest Boulevard Winter Garden, FL 34787

Wednesday January 20, 2021 – 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:** 6:31 PM by Roy
- II. Quorum:** Roy Thompson, Allisha Douglas, Stacy Figueroa, Maury Tillman, and Susannah Bowersox. Also, in attendance (Jonathan Haltiwanger,) LCAM from SWPM. Susannah disconnected from the meeting at 7:00PM
- III. Notice of Meeting:** Community signs & on www.SouthwestPropertyManagement.com
- IV. Approval of Minutes:** Roy **MOTIONS** to approve November 11, 2020 minutes. Second:Maury All Approve
- V. Security Report** No report
- VI. Manager's Report**
 - 1. Financials** See Attached
 - 2. Maintenance Report** See Attached
 - A. Sod Replacement:** **Maddie Daddie** first section has been installed. Second section by Roper and Daniels has been asked for assessment on replacement.
 - B. Power Washing:** **Maddie Daddie** has submitted three power washing option proposals. Total for all 3 including monuments is \$20,736.
 - C. Irrigation main leak:** repaired on Daniels Road and New Stone Crest Blvd. **DONE**
 - D. Fountain on 535:** Fountain doctors is looking into clearing debris that will clog the fountain there. They have not finished their report yet.
- VII. Sub-Association Reports:**
 - 1. Fox Crest: No report**
 - 2. Glynwood: No report**
 - 3. Grovehurst No report**
 - 4. Grove Park: No report**
 - 5. Regency Oaks: No report**
- VIII. Old Business**
 - A. Painting:** Paint flaking off building by pool area and Bathrooms.
 - B. Clubhouse Camera:** Additional camera being added to the playground, CSI has submitted a quote of \$926.33 for the additional camera. Board has requested **Jonathan** to find a company to regularly maintenance the cameras and check the low power and high power wiring for that camera housing. American Knight is currently quoting rewiring the camera system as they are outdated and some wired incorrectly. AKIS and Ghost Surveillance have submitted their quotes for rewiring and maintenance agreements. Maury **MOTIONS** to accept the proposal of camera maintenance and repair with Ghost Surveillance. Second: Alisha Susannah and Stacy vote yes. Roy Abstains.
 - C. Pool Permit:** Renewal is completed and violations remedied. New Permit is posted. **DONE**
 - D. New Meeting Time:** For future meetings in 2021 the Board has decided 6:30pm will be the time to meet.
 - E. Common Wall Collapsing – Glynwood I:** Repair has been completed. **DONE**
The Board would like **Jonathan** to look up cost to survey all of the master association for next year.

F. Clubhouse Renovation Project: Sue contacted 3 Independent Interior Designers to give suggested ideas about the clubhouse. The 3 designers are: Cort Furniture -Gail Lyon, Indya- Rose Interiors, Yumilka Soto-Visual Plus

1. The Board did not like ideas submitted to the BOD by the designers, so Roy suggested that the Board members to bring flooring samples to Clubhouse and place in Kitchen. Susan placed pads, pens for Board to select favorite choices and then email to Jonathan their favorites for next Board Meeting. **Maury** volunteered to do the leg work for Roy and obtain samples to place in Kitchen of Clubhouse for all Board to review and vote on. Need confirmation on color of the approved non-commercial vinyl.
2. Roy discussed budget for furnishings and suggested tables under \$ 600.00 each, chairs under \$300.00, big conference table about \$ 2,500.00 Board will look for ideas for furnishings. **Maury** to follow up with contractors for more specifics.
3. Kick plates for the doors will be ordered and touch up painting for the clubhouse will be set up with a painter. HR Pro Painters has quoted this work.
Roy **MOTIONS** to accept the HR Pro Painters quote for interior clubhouse painting and kick plates.
Second: Maury All Approve
4. A budget limit is set of \$15000 for clubhouse furniture, painting and fan renovations.

IX. New Business

- A. Irrigation reimbursement:** Submitted to Winter Garden this month for 2020 year.
- B. Updated Maddie Daddie Contract:** Proposed using previous Balforn contract.
- C. Broken Pavers on New Stone Crest Blvd:** Quote submitted by Booth's Cobblestones.
Roy **MOTIONS** to approve Booth's Cobblestones quote for repairing New Stone Crest Blvd pavers.

X. Adjournment: 7:18PM Roy **MOTIONS** Second: Maury All Approve

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

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