

# STONE CREST MASTER ASSOCIATION, INC.

A Corporation Not-For-Profit

## 2021 NOTICE OF ELECTION AND ANNUAL MEMBERS' MEETING INCLUDING AGENDA

NOTICE IS HEREBY GIVEN, in accordance with the Bylaws of the Association and the Florida Statutes, that the ANNUAL MEETING will be held at the following date, time, and place:

Votes are to be cast by the Presidents of each sub association. If in the absence of the President, the Vice President, Secretary or Treasurer of the Community Association, in that order, may cast the vote at the members meeting.

**Date:** September 15, 2021

**Time:** 6:30 P.M.

**Place:** Stone Crest Master Association Clubhouse  
13520 Foxcrest Blvd.  
Winter Garden, FL 34787

**Agenda:**

1. Roll call
2. Reading and approval of minutes of last meeting
3. Election of Directors
4. Unfinished business
5. New business
6. Adjournment

\* The Board of Directors will hold a short Board of Directors Meeting after this Annual Meeting to discuss additional Association business and to elect officers. The 2020-2021 Proposed Budget will be discussed at this time as well.

### **Basic Board Membership Requirements:**

1. Board certification required.
2. Read and uphold the HOA Governing Documents
3. Attend HOA Board Meetings
4. Respond to periodic HOA emails in a timely manner

**Note** - Each BOD position is for a one (1) year period

### **Enclosures:**

- Annual Members Meeting Announcement/Agenda
- Application for Board Position
- Certificate of Appointment

# **STONE CREST MASTER ASSOCIATION, INC.**

## **ANNUAL Members' Meeting – NO Quorum**

**Wednesday, September 15, 2021**

**Stone Crest Master Association Clubhouse**

**13520 Foxcrest Blvd.**

**Winter Garden, FL 34787**

**A. Called To Order:** by

Jonathan Haltiwanger introduced all the current board members, the voting corporate members, and the property management representatives.

**B. Notice of Meeting:** Notice was emailed, posted on the community calendar and sent by regular postal mail.

**C. Roll Call:** There are 615 lot owners. Needed for quorum is 30% with 185 lots represented by the members. The voting members as represented are as follows;

- 1. Foxcrest, 112: Maury Tillman**
- 2. Regency Oaks, 163: Allisha Douglas**
- 3. Grovehurst, 104: Stacy Figueroa**
- 4. Grove Park, 84: Susannah Bowersox**
- 5. Glynwood, 152: Roy Thompson**

## **Quorum is NOT MET**

**D. Election of Directors:**

**1. Nominations from the floor:**

**2. Passing out of ballots, collection and counting of the ballots:** There was no vote as quorum was not met. Meeting will be postponed until September 29, 2021.

Adjourned at PM    Motioned    Second:    All Approved

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Votes are to be cast by the Presidents of each sub association. If in the absence of the President, the Vice President, Secretary or Treasurer of the Community Association, in that order, may cast the vote at the members meeting.

**Date:** September 29, 2021

**Time:** 6:30 P.M.

**Place:** Stone Crest Master Association Clubhouse  
13520 Foxcrest Blvd.  
Winter Garden, FL 34787

**Agenda:**

1. Roll call
2. Reading and approval of minutes of last meeting
3. Election of Directors
4. Unfinished business
5. New business
6. Adjournment

\* The Board of Directors will hold a short Board of Directors Meeting after this Annual Meeting to discuss additional Association business and to elect officers. The 2020-2021 Proposed Budget will be discussed at this time as well.

### **Basic Board Membership Requirements:**

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### **Enclosures:**

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- Application for Board Position
- Certificate of Appointment

# STONE CREST MASTER ASSOCIATION, INC.

## ANNUAL Members' Meeting - Draft

Wednesday, September 29, 2021

Stone Crest Master Association Clubhouse

13520 Foxcrest Blvd.

Winter Garden, FL 34787

**A. Called To Order:** 7:38pm by Roy Thompson

Jonathan Haltiwanger introduced all the current board members, the voting corporate members, and the property management representatives.

**B. Notice of Meeting:** Notice was emailed, posted on the community calendar and sent by regular postal mail.

**C. Roll Call:** There are 615 lot owners. Needed for quorum is 30% with 185 lots represented by the members. The voting members as represented are as follows;

1. Foxcrest, 112: Maury Tillman
2. Regency Oaks, 163: Allisha Douglas
3. Grovehurst, 104: Stacy Figueroa
4. Grove Park, 84: Susannah Bowersox
5. Glynwood, 152: Roy Thompson

## Quorum is MET

**D. Election of Directors:**

1. **Nominations from the floor:** Maury Tillman, Allisha Douglas, Stacy Figueroa, and Susannah Bowersox are nominated from the floor. Since there are 5 available seats and only 5 candidates for the Board. There was no need for a vote. The Board for 2021 is Roy Thompson, Maury Tillman, Allisha Douglas, Stacy Figueroa, and Susannah Bowersox.


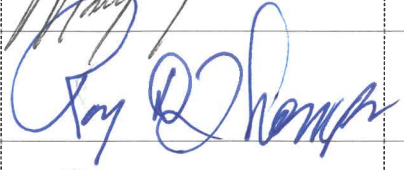

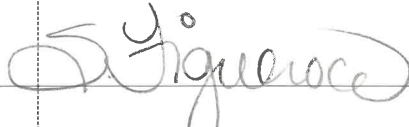

2. **Passing out of ballots, collection and counting of the ballots:** There was no vote.

3. Roy Thompson MOTIONS to approve previous meeting minutes from September 09, 2020 Second: Susannah Bowersox All Approved

Adjourned at 7:45 PM Roy Thompson MOTIONS Second: Susannah Bowersox All Approved

# Annual Signin Sheet

## Stone Crest Master Association

ACCT#VOTE %	UNIT ADDRESS/OWNER	SIGNATURE	BALLOT	PROXY
28854 0.00% 0.0000000000	Fox Crest Fox Crest HOA,			
28857 0.00% 0.0000000000	Glynwood Glynwood HOA,			
28856 0.00% 0.0000000000	Grove Park Grove Park HOA,			
28855 0.00% 0.0000000000	Grovehurst Grovehurst HOA,			
28858 0.00% 0.0000000000	Regency Oaks Regency Oaks HOA,			

5

# STONE CREST MASTER ASSOCIATION, INC.

A Corporation Not-For-Profit

## CERTIFICATE OF APPOINTMENT OF VOTING REPRESENTATIVE

To the Secretary of Stone Crest Master Association, Inc. (the "Master Association")

THIS IS TO CERTIFY that the undersigned, Allisha Douglas  
(printed name of President), as President of  
Regency Oaks (sub-association name) (the  
"Member"), is designated as the representative (the "Representative") of the Member to cast all votes  
and to express all approvals that such Member may be entitled to cast or express at all meetings of the  
membership of the Master Association and for all other purposes provided by the declaration, the articles,  
and the bylaws of the Master Association.

In the event the President of the Member does not appear in person or by proxy at any meeting  
of the Members of the Master Association, the votes of the Member may be cast at such meeting by the  
Vice President, Secretary or Treasurer of the Member, in that order. The Member shall have the number  
of votes as set forth in the Master Declaration.

This certificate is made pursuant to the declaration and the bylaws and shall revoke all prior  
certificates and be valid until revoked by a subsequent certificate.

MEMBER

Regency Oaks

(print name of sub-association above)

DATED: 9/15/21

X 

Allisha Douglas  
Printed Name

As Secretary of the Member

This document is to be filed with the Secretary of the Master Association prior to the Annual Meeting.

Please send this completed document prior to September 14, 2021 by **US Mail to:**

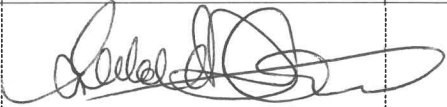
Stone Crest Master c/o Southwest Property Management PO Box 783367, Winter Garden, FL 34778

OR by **Email to:** [jon@swpmmcfl.com](mailto:jon@swpmmcfl.com)

**NOTE: This form is not a proxy and should not be used as such.**

# Annual Signin Sheet

## Stone Crest Master Association

ACCT#VOTE %	UNIT ADDRESS/OWNER	SIGNATURE	BALLOT	PROXY
28854 0.00% 0.0000000000	Fox Crest Fox Crest HOA,			
28857 0.00% 0.0000000000	Glynwood Glynwood HOA,			
28856 0.00% 0.0000000000	Grove Park Grove Park HOA,			
28855 0.00% 0.0000000000	Grovehurst Grovehurst HOA,			
28858 0.00% 0.0000000000	Regency Oaks Regency Oaks HOA,			

5

# STONE CREST MASTER ASSOCIATION, INC.

A Corporation Not-For-Profit

## CERTIFICATE OF APPOINTMENT OF VOTING REPRESENTATIVE

To the Secretary of Stone Crest Master Association, Inc. (the "Master Association")

THIS IS TO CERTIFY that the undersigned, Allisha Douglas  
Regency Oaks (printed name of President), as President of  
Regency Oaks (sub-association name) (the  
"Member"), is designated as the representative (the "Representative") of the Member to cast all votes  
and to express all approvals that such Member may be entitled to cast or express at all meetings of the  
membership of the Master Association and for all other purposes provided by the declaration, the articles,  
and the bylaws of the Master Association.

In the event the President of the Member does not appear in person or by proxy at any meeting  
of the Members of the Master Association, the votes of the Member may be cast at such meeting by the  
Vice President, Secretary or Treasurer of the Member, in that order. The Member shall have the number  
of votes as set forth in the Master Declaration.

This certificate is made pursuant to the declaration and the bylaws and shall revoke all prior  
certificates and be valid until revoked by a subsequent certificate.

MEMBER

Allisha Douglas  
Regency Oaks  
(print name of sub-association above)

DATED: 9/29/21

X Allisha Douglas  
Allisha Douglas  
Printed Name

As Secretary of the Member

This document is to be filed with the Secretary of the Master Association prior to the Annual Meeting.

Please send this completed document prior to September 14, 2021 by US Mail to:

Stone Crest Master c/o Southwest Property Management PO Box 783367, Winter Garden, FL 34778

OR by Email to: [jon@swpmcfl.com](mailto:jon@swpmcfl.com)

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# STONE CREST MASTER ASSOCIATION, INC.

A Corporation Not-For-Profit

## CERTIFICATE OF APPOINTMENT OF VOTING REPRESENTATIVE

To the Secretary of Stone Crest Master Association, Inc. (the "Master Association")

THIS IS TO CERTIFY that the undersigned, Maury Tillman  
\_\_\_\_\_ (printed name of President), as President of \_\_\_\_\_  
\_\_\_\_\_ (sub-association name) (the "Member"), is designated as the representative (the "Representative") of the Member to cast all votes and to express all approvals that such Member may be entitled to cast or express at all meetings of the membership of the Master Association and for all other purposes provided by the declaration, the articles, and the bylaws of the Master Association.

In the event the President of the Member does not appear in person or by proxy at any meeting of the Members of the Master Association, the votes of the Member may be cast at such meeting by the Vice President, Secretary or Treasurer of the Member, in that order. The Member shall have the number of votes as set forth in the Master Declaration.

This certificate is made pursuant to the declaration and the bylaws and shall revoke all prior certificates and be valid until revoked by a subsequent certificate.

MEMBER

FoxCrest

\_\_\_\_\_  
(print name of sub-association above)

DATED:

9/29/21

X

[Signature]

Maury Tillman  
Printed Name

As Secretary of the Member

This document is to be filed with the Secretary of the Master Association prior to the Annual Meeting.

Please send this completed document prior to September 14, 2021 by US Mail to:

Stone Crest Master c/o Southwest Property Management PO Box 783367, Winter Garden, FL 34778

OR by Email to: [jon@swpmcfl.com](mailto:jon@swpmcfl.com)

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# STONE CREST MASTER ASSOCIATION, INC.

A Corporation Not-For-Profit

## CERTIFICATE OF APPOINTMENT OF VOTING REPRESENTATIVE

To the Secretary of Stone Crest Master Association, Inc. (the "Master Association")

THIS IS TO CERTIFY that the undersigned, Susanna Bowersox  
\_\_\_\_\_ (printed name of President), as President of \_\_\_\_\_  
\_\_\_\_\_ (sub-association name) (the "Member"), is designated as the representative (the "Representative") of the Member to cast all votes and to express all approvals that such Member may be entitled to cast or express at all meetings of the membership of the Master Association and for all other purposes provided by the declaration, the articles, and the bylaws of the Master Association.

In the event the President of the Member does not appear in person or by proxy at any meeting of the Members of the Master Association, the votes of the Member may be cast at such meeting by the Vice President, Secretary or Treasurer of the Member, in that order. The Member shall have the number of votes as set forth in the Master Declaration.

This certificate is made pursuant to the declaration and the bylaws and shall revoke all prior certificates and be valid until revoked by a subsequent certificate.

MEMBER

\_\_\_\_\_  
\_\_\_\_\_  
(print name of sub-association above)

DATED: 9-29-2021

X S BOWSOX

S BOWSOX  
Printed Name

As Secretary of the Member

This document is to be filed with the Secretary of the Master Association prior to the Annual Meeting.

Please send this completed document prior to September 14, 2021 by US Mail to:

Stone Crest Master c/o Southwest Property Management PO Box 783367, Winter Garden, FL 34778

OR by Email to: [jon@swpmcfl.com](mailto:jon@swpmcfl.com)

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# STONE CREST MASTER ASSOCIATION, INC.

A Corporation Not-For-Profit

## CERTIFICATE OF APPOINTMENT OF VOTING REPRESENTATIVE

To the Secretary of Stone Crest Master Association, Inc. (the "Master Association")

THIS IS TO CERTIFY that the undersigned, Stacy Figueroa  
(printed name of President), as President of  
Grovehurst HOA (sub-association name) (the  
"Member"), is designated as the representative (the "Representative") of the Member to cast all votes  
and to express all approvals that such Member may be entitled to cast or express at all meetings of the  
membership of the Master Association and for all other purposes provided by the declaration, the articles,  
and the bylaws of the Master Association.

In the event the President of the Member does not appear in person or by proxy at any meeting  
of the Members of the Master Association, the votes of the Member may be cast at such meeting by the  
Vice President, Secretary or Treasurer of the Member, in that order. The Member shall have the number  
of votes as set forth in the Master Declaration.

This certificate is made pursuant to the declaration and the bylaws and shall revoke all prior  
certificates and be valid until revoked by a subsequent certificate.

MEMBER

Grovehurst HOA

(print name of sub-association above)

DATED: 8/29/21

Stacy Figueroa  
Stacy Figueroa  
Printed Name

As Secretary of the Member

This document is to be filed with the Secretary of the Master Association prior to the Annual Meeting.

Please send this completed document prior to September 28, 2021 by US Mail to:

Stone Crest Master c/o Southwest Property Management PO Box 783367, Winter Garden, FL 34778

OR by Email to: [jon@swpmmcfl.com](mailto:jon@swpmmcfl.com)

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# STONE CREST MASTER ASSOCIATION, INC.

A Corporation Not-For-Profit

## CERTIFICATE OF APPOINTMENT OF VOTING REPRESENTATIVE

To the Secretary of Stone Crest Master Association, Inc. (the "Master Association")

THIS IS TO CERTIFY that the undersigned, Roy D Thompson  
(printed name of President), as President of  
Glynwood Homeowners Association (sub-association name) (the  
"Member"), is designated as the representative (the "Representative") of the Member to cast all votes  
and to express all approvals that such Member may be entitled to cast or express at all meetings of the  
membership of the Master Association and for all other purposes provided by the declaration, the articles,  
and the bylaws of the Master Association.

In the event the President of the Member does not appear in person or by proxy at any meeting  
of the Members of the Master Association, the votes of the Member may be cast at such meeting by the  
Vice President, Secretary or Treasurer of the Member, in that order. The Member shall have the number  
of votes as set forth in the Master Declaration.

This certificate is made pursuant to the declaration and the bylaws and shall revoke all prior  
certificates and be valid until revoked by a subsequent certificate.

MEMBER

Roy D Thompson  
Roy D Thompson  
(print name of sub-association above)

DATED: 9-29-2021

X [Signature]  
STEVEN M. PENCIAK  
Printed Name

As <sup>N.P.</sup> Secretary of the Member

This document is to be filed with the Secretary of the Master Association prior to the Annual Meeting.

Please send this completed document prior to September 28, 2021 by US Mail to:

Stone Crest Master c/o Southwest Property Management PO Box 783367, Winter Garden, FL 34778

OR by **Email to:** [jon@swpmcfl.com](mailto:jon@swpmcfl.com)

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**Stone Crest Master Association**  
**Application for Board of Directors Position**

If you wish to run for a position on the Master Association's Board of Directors, please complete this form, sign at the bottom that you will agree to the Board Membership requirements, and either bring this form to the meeting, or email or fax it by September 28th to be included on the pre-printed ballot to:

jon@swpmcfl.com – Fax (407) 656-0974

Name: Roy D Thompson  
Address: 13525 Glynshel Drive  
(PRINT) Winter Garden FL 34787  
Email: rthompson321@CFL.RR.com  
Phone(s): Cell 703-623-5515  
Home \_\_\_\_\_

**Experience that can be applied to a position on the Board of Directors:**

I was VP for Calwood HOA for 2 years and President for the past 5 years. I have been President of the Stonecrest Master Association for the past three years. I have 20 years in financial activities in the Air Force & Federal Government

**What would be your goals as a Board Member:**

To Main the Goals of the HOA: maintain Capital assets to their highest Standard and insure property values are maintain and to insure all properties are maintained for the best safety, Welfare and recreation of the 615 members of the Association

**Basic Board Membership Requirements:**

1. Board certification required.
2. Read and uphold the HOA Governing Documents
3. Attend HOA Board Meetings
4. Respond to periodic HOA emails in a timely manner

**Note** - Each BOD position is for a one (1) year period

Roy D Thompson

Signature

9-29-2021

Date

## Stone Crest 2021 Annual Meeting **BALLOT**

The following have been nominated to serve for a term of ONE (1) year on the Board of Directors of STONE CREST MASTER ASSOCIATION, INC. There are FIVE (5) vacancies on the Board and you may vote for up to FIVE (5) individual(s) by writing in the box the number of votes allowed next to their names. *A ballot voting for more than FIVE (5) individual(s) will be invalid.*

\_\_\_\_\_ (Name)

\_\_\_\_\_ (Name)

\_\_\_\_\_ (Name)

\_\_\_\_\_ (Name)

\_\_\_\_\_ (Name)

\_\_\_\_\_ (Name)

\_\_\_\_\_ (Name)