

# Stone Creek at Eagle Harbor Board Meeting Minutes

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**Date:** April 12, 2017

**Time:** 6:00 PM

**Location:** Fleming Island Library  
1895 Town Center Blvd.  
Fleming Island, FL 32003

1. **Establish quorum of the board of directors** – All members were present with James Crymes, President; Garry McGrath, Treasure; Melodie Mikos, Director; Warren Ristine, Director  
David Pike, VP was absent

Also present was Kirsten Fox, Property Manager Condominium Concepts Management.

25 Homeowners present

2. **Call to order** – Meeting was called to order at 6:05pm
3. **Approval of Minutes of the Previous Meeting** - Motion was made by Warren to approve the minutes as written. Garry seconded all in favor.
4. **President's Report** – James explained about the construction next door to the north will be all single family homes. He discussed the light at the end of the road that need to be moved to allow for the new side walk to be poured. The Association members want to keep the light for posterity.

Owners asked about the reclaimed water being used on site. The Board did not have an answer at this time.

5. **Treasurer's Report** – Garry explained the landscaping irrigation has been a large expense correcting the issues from previous Landscape company. He explained that the new termite bond will now be saving the association money.
6. **Manager's Report** – Ms. Fox, explained that there are 26 owners that have not paid the quarterly assessment. Garry explained that there are several delinquent units at a Tankel Law Office and should be for sale and will be cleared up soon.

She explained that there are several broken garage lights that need to be repaired. There were several roof repairs this month and she is working on a quote to repair the mailboxes.

A homeowner asked if "pick up dog waste" signs could be put up. The Board will look into it.

**7. Old Business**

- a. **Landscaping** – Garry explained that the landscape crew is working to pull the vines out by hand and spraying weeds in the beds. They are very focused on the grass and fertilization.

Garry explained that the Crepe Myrtles will only be trimmed off the buildings and the suckers and crossing branches will be removed.

He explained that the irrigation should only be running at night and will run for different times and time periods.

**8. New Business**

- a. **2017 Budget revision** – Garry explained that the reserve money right now shows all money in one GL code. Instead there will be a separate line item specifically for the Roof Reserve money being collected.

Melodie made a motion approve the amended budget creating a separate line item called roof reserves to include of \$58400.00 per year. Garry seconded and all were in favor.

**9. Next Scheduled Board Meeting – June 7, 2017**

- 10. Adjournment** – Garry made a motion to adjourn, Warren seconded, all in favor Meeting was adjourned at 7:03pm.

*Homeowner Open Forum to follow board agenda business*