

Stone Creek at Eagle Harbor Board Meeting Minutes

Date: June 7, 2017

Time: 6:00 PM

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

1. **Call to order** – James Crymes called the meeting to order at 6:02pm
2. **Establish quorum of the board of directors** – James Crymes, Garry McGrath, David Pike and Warren Present, Melanie Mikos absent. Also present was Kirsten Fox, Property Manager, CCM
3. **Approval of Minutes of 4/12/17** – David made a motion to approve the minutes as written. Warren seconded all in favor
4. **President's Report** – James explained that he has been on vacation. He reviewed that the entry light pole was relocated at the front entry to allow for the new sidewalk to be installed.

He also explained that He, Garry and Ms. Fox met with the CDD to review several questions on how they planned to reimburse the water for irrigation and lawn maintenance. They were concerned that the charge back was very high last quarter so they are working on adjusting the budget amounts.

A concern from last meeting regarding using reclaimed water was answered at the CDD meeting and that the CDD would never consider using reclaimed water.

The CDD has also provided approval to install French Drains as needed into the ponds to relieve the very wet areas.

5. **Treasurer's Report** – Garry explained the CCD reimbursement process and he reviewed the landscape areas that the CDD reimburses the association for. The CDD was not being charged correctly by the previous management company it has now been corrected.

The Finances are under costs even though there have been several roof repairs.

The Operating account has ~\$77,000.00 and the Reserve has ~ \$243,622.89

Delinquencies are a little higher than normal as coupons were not sent last quarter coupons will be sent this quarter.

6. **Manager's Report** – Ms. Fox explained that roof repairs are being done by All Weather. She also reconfirmed that the quarterly statements will be sent out by Monday both by email and regular USPS to those with out email. Ms. Fox informed the attendants that the website will be up and running next week.
 7. **Old Business**
 - a. **Landscaping & Irrigation** – Management received a call from Clay County that we are over watering will work on correcting with the clocks. The clocks and the backflow valves are being repaired. Irrigation should not be running during the day. Batteries will be replaced annually.
 8. **New Business**
 - a. **Mailboxes** – Discussed by Ms. Fox explained that the mailboxes are being repaired and installed by Larry Long. He is building them in his shop and then will install them when he has several built.
 9. **Next Scheduled Board Meeting** – August 9, 2017 Annual Meeting
 10. **Adjournment** - David made a motion to adjourn at 7:05, Garry seconded all in favor
- Homeowner Open Forum to follow board agenda business*