

Stone Creek at Eagle Harbor Association, Inc.
P.O. Box 9629
Fleming Island, FL 32006

Annual Election Meeting ~~XXXX~~ Minutes (Draft)
August 14, 2019


| Agenda Items | Minutes |
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| Call to order | President Crymes called the meeting to order at 6:10pm with board members Garry McGrath and David Pike in attendance. |
| Proof of Meeting Notice | Garry confirmed he completed the Annual Meeting "Proof of Meeting Notice" and had the document on hand if anyone wanted to see it. |
| Quorum of Membership | 39 Stone Creek units represented either in-person or by proxy established a quorum for the meeting. |
| Introduction of Candidates | Four candidates completed nomination papers. This included the existing 3 board members plus Carl Ketchum. Since Carl was new to the group, he introduced himself and gave a brief background including nearly 10 years on an association board in the past. |
| Election of Board | Given that there were only 4 nominees for 5 positions, there was no need for a ballot and Jim, Garry, David and Carl were declared to be elected as Board members for the next year. |
| Approval of 2018 Annual Meeting | David moved and Garry seconded to approve the minutes of the 2018 annual meeting. It was unanimously approved. |
| Officer Reports | Jim and Garry gave brief reports that the new Stone Creek portal was up and running. Several residents have had issues with getting into the site. It was noted that maintenance requests and other communication with the Board can be done through the portal, as well as paying association dues monthly or quarterly. There is also a blog feature available. Garry noted there were relatively few delinquencies and explained the process for handling late payments. |
| Old Business | David moved and Garry seconded a motion to ratify the board's action to become a self-governed association. It passed unanimously. |
| New Business | Jim noted that we had one other candidate for the board who did not get his nomination presented in before the cut-off. Jim proposed that Don Taman, a long-time |

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| | resident and former board member, be appointed by the board as the 5 th member. David moved and Garry seconded to add Don Taman to the board. It passed unanimously. |
| General Discussion | An open discussion was held. Several residents expressed concern that only one person was required to sign checks and that there should be more controls. Jim and Garry addressed the issue. Primary points from the board were that all invoices are handled by two people. Jim approves them and Garry makes the payments. Garry also pointed out that we write few checks a month and most of our bills are paid by ACH. The board also said the residents are more than welcome to form an audit committee if they want to see a reconciliation of our records. It was also pointed out that we have an annual audit by a CPA and that we have insurance. Nearly all financial matters except for delinquency accounts are available on the Stone Creek portal. |
| Adjournment | David moved the meeting adjourn at 7:05pm. Garry seconded. Passed unanimously. |

Respectfully submitted,

David Pike, Secretary

Approved at Annual Meeting 12/9/2020


Garry McGrath, Treasurer