

Stone Creek Homeowners Association Board Meeting

January 4, 2024

Welcome Neighbors!

Agenda

- **Welcome and Call to Order** Meeting started at 6pm at Clay County Library.
- **Establish Quorum** All 5 Board Members present. 14 residents also in attendance.
- **Call for a Vote to approve the December 4, 2023, meeting minutes.** Motion to approve minutes without modification by Mountain, seconded by Dugan. Voted unanimously “YES”.
- **Call for a Vote to approve closed legal session meeting minutes including a vote held on Nov. 4th** Motion to approve by Dugan, seconded by Fodor. Voted unanimously “YES”. Legal committee needed in order to deal with a lawsuit arising out of the roofing work done in 2020. Mike Martino was president of HOA at that time and agreed to work on legal committee to resolve the lawsuit.
- **Mandatory vote per FL Statute 720: The board shall consider the desirability of filing notices to preserve the covenants or restrictions affecting the community or association from extinguishment under the Marketable Record Title Act, chapter 712, and to authorize and direct the appropriate officer to file notice in accordance with s. 720.3032.** Discussion revealed that Stone Creek is connected with a Master Association through Eagle Harbor, therefore a Motion was made by Mountain and seconded by Fodor to not review this statute at this time. Voted unanimously “YES”.

Topic of discussion (slide 9-5 for details)

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- Topics of discussion (slide 3-5 for details)
- Call for approval votes as necessary for the above agenda items.
- Open forum for members
- Adjourn meeting.

Topics

- **Board discussion of the following topics:**
 - **Further explanation of the operating budget line item for Misc. General/Common area maintenance which includes, but is not limited to, mailbox repairs and A/C enclosure repairs.** President Bowman explained that we have to repair between 7 and 10 mailboxes per year at a cost of over \$700 each. Other expenses in this area are related to drainage problems and sod replacement.
 - **Retaining Brett Newkirk of Alta Engineering to conduct an engineering assessment of the property with a concentration on the recurring Stucco issues, building sealants, and a recommendation for how to address the issues.** President Bowman discussed the need for a professional review of every building for problems with our stucco and sealants. Motion by Mountain and second by Dugan to retain Alta Engineering Company (Brett Newkirk) to provide us a “A building envelope condition evaluation” and to pay their invoice of \$3,500. Voted unanimously, “YES”.
 - **Information about the planned enforcement of the CC&Rs requirements for homeowner’s insurance policies which will be rolled out sometime during Q1 2024.** President Bowman discussed the mandatory need for contact and identification data on all owners, residents and members of Stone

Topics

- **Board discussion of the following topics:**
 - **Information about the planned enforcement of the CC&Rs requirements for homeowner's insurance policies which will be rolled out sometime during Q1 2024.** President Bowman discussed the mandatory need for contact and identification data on all owners, residents and members of Stone Creek. She advised that work is under way to create appropriate form to use to collect data and obtain permission to Email and text any Stone Creek member. Additionally, Stone Creek must collect and retain insurance data on every unit. A form for this work is being established. Numerous questions about these matters were discussed with the residents in attendance.

Topics

- **Board discussion:**

- **Implementing a registration form to collect necessary contact information about new residents and ensure that all residents are provided with copies of all three governing documents prior to moving in as is provided for by our existing Stone Creek CC&R's.** President Bowman explained that the Board intends to push ahead on this subject quickly and that appropriate forms are being prepared with the assistance of our lawyers.
- **Discuss CC&Rs Section 10.11. Sales and Rentals.** The association must know who is living in every unit and we are working to establish a form to guarantee that we have the data on all residents and that we can keep that data current. President Bowman discussed the problem for Stone Creek of owners being allowed to rent their units for short durations and to unknown inhabitants and how we will protect ourselves from this activity.

Topics

- **Board discussion:**
 - **Review the updated Estoppel form and fees, including a rush fee for less than 10 days' notice.** Steve Mountain reviewed the updates recently incorporated into our Estoppel Letter and how these changes are mandatory and how they protect all members of Stone Creek.
 - **Ongoing Water line issues including a trend in leaks at the water valve connections into the interiors of C and D units.** President Bowman and Vice President Ware discussed recurring water line breakages and the sagging occurring in the “C” & “D” units.

Topics

- **Establishment of an annual calendar to align Association governing documents with correct dates and give members ongoing access and information about upcoming Association meeting dates, vendor appointments, etc.** Several years ago, the Annual Meeting and the election of new Board Members was shifted to August and new Board members were expected to start working on October first and generate a new budget by late November. This time frame has become a large problem. Numerous ideas were discussed for alleviating this concern. The Board will continue working to resolve this issue. The goal is to allow all residents to have an accurate calendar of all the yearly activities at Stone Creek.
- **2024 pending vendor contract.** President Bowman explained that a few contracts have been settled but the largest one for Landscaping is still being reviewed and will be resolved soon. It was noted that the board is working to create a Vendor Request form so that residents and owners can make suggestions to the Board for a specific vendor.

Topics

- **Member requests for a full audit of prior years.** This idea was placed on the agenda because several residents requested it. Steve Mountain explained what “Auditing” entails and the likely cost for an audit of an association with a budget over \$500,000. Motion by Mountain and second by Dugan to take no action on the request for an audit. Voted “YES” unanimously.
- **Process for members to submit recommendations for vendors during annual bidding or work-for-hire.** This is being done.

Suggestion was made to advise residents of “C” & “D” units to check their units for signs of sagging that might impact their incoming water lines.

Secretary Dugan agreed to establish a date and location for future monthly Board meetings. Hopefully, we can obtain usage of the Clay County Library on the first Tuesday of each month.

Meeting adjourned at 8 PM.

Respectfully Submitted, Bill Dugan, Secretary, 1/7/24

Water main break pictures



Open Forum

Yard Sale: Saturday January 14, 2023

Please text or call Annette Engelman
if you are participating.

904-704-0428