

Stone Creek at Eagle Harbor Association, Inc.

P.O. Box 9629

Fleming Island, FL 32006

Website: www.stonecreekeagleharbor.com

Email: stonecreek32003@gmail.com

Annual Meeting of the Membership Convened on Wednesday, August 11, 2021 at Fleming Island Public Library, Fleming Island, Florida

AGENDA

Call to Order: Meeting called to order by President James Crymes at 6:45 P.M.

Proof of meeting notice: Garry McGrath, Sworn Affidavit of Mailing dated July 11, 2021

Certification of membership quorum:

- Number of units represented in person: 29
- Number of units represented by proxy: 6
- A Quorum of the membership is established. A copy of the attendance sign in sheet is attached to these minutes.

Approval of Prior Year Membership Meeting Minutes: The minutes from the last annual minutes were reviewed for the membership. A motion was made by Garry McGrath to approve the minutes as written and approved unanimously.

Introduction of Candidates: Elizabeth Waterbury, Frances (Beth) Lampke and Jerry Thomas. Each of the candidates was given the opportunity to address the membership and answer questions.

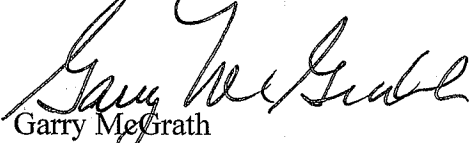
Nominations from the floor: Michael Martino, Jerry Thomas, Amy Ware and Melanie Bowman were nominated as candidates from the floor. Each accepted the nomination and was given the opportunity to speak and answer questions.

Election: The election was conducted by secret ballot. The ballots were collected and counted under the supervision of the Secretary, David Pike. The following were elected as Board Members for the next year: Michael Martino, Jerry Thomas, Amy Ware, Melanie Bowman and Beth Lampke. The current Board and the new Board members agreed that in order to facilitate a smooth transition, the turnover of the HOA to the new Board would be effective on October 1, 2021.

New Business: Ensure smooth transition of responsibility to the new Board of Directors.

Adjournment: Upon completion of the election and introduction of the new Board members, the meeting was adjourned by unanimous vote at 7:45PM.

Respectfully Submitted,


Garry McGrath
Treasurer

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Minutes of the Annual/Board of Directors Meeting of December 9, 2020

Location: Fleming Island Public Library

Agenda Items	Minutes
Call to Order	President James Crymes called the meeting to order at 6:00pm. Board Members present: James Crymes, Garry McGrath and David Pike (via telephone) Board Members absent: Don Taman A Quorum of the Board was established.
Proof of Meeting Notice	Garry McGrath presented a sworn and notarized Affidavit of Mailing as proof of meeting notice. A copy is provided as a part of these minutes.
Quorum of Membership Election of Officers	A minimum of 29 units must be represented to establish a quorum of the membership. Sixteen units were represented in person and one by proxy. A quorum was not established. Because a Quorum of membership was not established, the annual election of Board members could not be conducted. Additionally, there were no new candidates for consideration. James Crymes, Garry McGrath and David Pike agreed to remain as members of the Board in their current positions until the next Annual Meeting. Don Taman will be contacted to determine whether he desires to remain as a member of the Board.
Approval of the Minutes of the 2019 Annual Meeting which was held on August 14, 2019	Garry McGrath made a motion to approve the minutes as written. David Pike seconded the motion (via telephone) and the motion was carried unanimously.
New Business Approval of the Budget for FY-2021	The proposed operating budget for FY-2021 was presented by Treasurer, Garry McGrath. Point of emphasis was that while there were some changes to projected allocation of funds, there was no overall projected increase in expenditures and accordingly, there would be no increase in regular assessments. After discussion with the membership present, Garry McGrath made a motion to approve the proposed budget as written. David Pike seconded the motion and the motion was carried unanimously. A copy of the approved budget is provided as a part of these minutes.
Roof Replacement	Recent repairs and inspections of Stone Creek roofs indicate the roofs are nearing the end reasonable viability. During the past year, numerous repairs have been made at significant cost to the Association and to unit owners individually. (It is noted that the need for roof replacement is significantly earlier than the life expectancy of the installed shingles.) The Board believes it is in the

<p>Proposal to Obtain a Loan for the Purpose of completing a Roof Replacement Project</p>	<p>best interest of the Association to begin the process of replacing roofs as soon as practicable. Garry McGrath made a motion to take action to begin a roof replacement project which includes soliciting bids and procuring necessary financing. David Pike seconded the motion, and the motion was carried unanimously.</p> <p>Initial research indicates the cost of roof replacement will be in the range of \$1.4 million dollars. As of the date of the meeting, there is approximately \$708,000 in reserve designated for roof replacement. There is nothing in the Stone Creek governing directives nor Florida Statutes that preclude an Association from obtaining a loan. The Board has determined the best course of action to procure funds for roof replacement is to obtain a loan. After significant discussion with the membership present, Garry McGrath made a motion to give the Board authority to solicit and obtain a loan for the purpose of roof replacement. The motion was seconded by David Pike and the motion was carried unanimously.</p> <p>Note: Any loan procured by the Association <u>will not</u> result in any personal liability to any homeowner.</p> <p>The Board will keep the membership posted as the process develops on inquiries concerning loan availability/procurement and solicitation for bids for roof replacement.</p>
<p>Adjourning the Meeting</p>	<p>At 7:15 a motion was made by President James Crymes to adjourn the meeting. The motion was seconded by Garry McGrath and carried unanimously.</p>

Submitted for Approval


 Garry McGrath
 Treasurer, Stone Creek HOA

Prepared by:
Thomas C. Santoro, P.A.
1700 Wells Road, Ste 5
Orange Park, FL 32073

AFFIDAVIT OF MAILING

STATE OF FLORIDA
COUNTY OF CLAY

BEFORE ME, the undersigned Notary Public, personally appeared Garry S. McGrath who was duly sworn and says that he is the Treasurer for Stone Creek at Eagle Harbor Association, Inc., (the Association) whose mailing address is P.O. Box 9629, Fleming Island, FL 32006 and in accordance with Chapter 720 of the Florida Statutes and the Declaration and General Protective Covenants for Stone Creek at Eagle Harbor as recorded in the Public Records of Clay County, Florida together with all the supplements and amendments thereto (collectively, the "Covenants"), and articles of incorporation and bylaws of the Association, declares that on the 11th day of July, 2021, he did personally mail, or email, the Notice of the Association's Annual meeting to all members of the Association to the mailing or email address on file with the Association.

Stone Creek at Eagle Harbor Association, Inc.

By: *Garry S. McGrath*
Garry S. McGrath, Treasurer
Stone Creek at Eagle Harbor Association, Inc.

[Signature]
Witness Signature

TRINA M. LARSEN

Witness Print Name

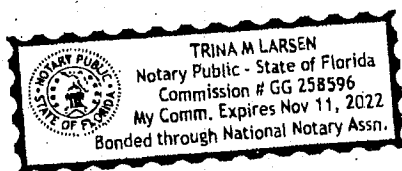
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Witness Print Name

Cecily Gates

Witness Print Name

STATE OF FLORIDA
COUNTY OF CLAY

The foregoing instrument was acknowledged before me this 11th day of July, 2021 by Garry S. McGrath who has produced a driver's license and who did take an oath that matters contained herein are true and correct.



[Signature]
Notary Public TRINA M. LARSEN