

Stone Creek at Eagle Harbor Association, Inc.

P.O. Box 9629
Fleming Island, FL 32006

Homeowners Association Board Meeting

February 19, 2020

Agenda Items	Minutes
Call to order	<p>President Crymes called the regularly scheduled quarterly board meeting to order at 6:00pm.</p> <p>A quorum of the Board of Directors was established. Approximately 30 residents were in attendance.</p> <p>Attending board members: James Crymes, Jr., Garry McGrath, David Pike and Don Taman.</p>
Approval of Previous Minutes	<p>Pike motioned to approve the minutes of the last meeting on November 20, 2019 and amended on December 28, 2019. The motion was seconded by McGrath and approved unanimously.</p>
President's Report	<p>President Crymes addressed the following:</p> <ul style="list-style-type: none">• Recently completed cosmetic improvements including mulching, power washing, landscaping at Stone Creek entrances.• Future projects including roof cleaning and consideration for the installation of rain sensors to the irrigation system.• New approach to managing landscaping which was to hire separate vendors for landscape maintenance (Beach River), irrigation (Miller's Irrigation), landscape improvement/mulch (Pat's Nursery) and pest/weed control and fertilization (Tru-Green).
Treasurer's Report	<p>McGrath gave the financial report. A copy is provided as an addendum to these minutes.</p> <p>Pike motioned to approve the Treasurer's Report as presented. The motion was seconded by Taman and approved unanimously.</p>
Old Business: None	
New Business: <ul style="list-style-type: none">• Stone Creek Rules and Regulations• Rain sensors for irrigation system	<ul style="list-style-type: none">• Proposed Rules & Regulations developed and reviewed by the Board of Directors were presented for final approval and adoption. After discussion, the motion was made by Pike to approve and adopt the Rules and Regulations as written. The motion was seconded by Taman and approved unanimously.• The Board is considering installation of rain sensors to work with the irrigation system. McGrath will investigate

	the potential savings in water usage and the cost of the project.
General discussion	<ul style="list-style-type: none"> • Question/complaint was raised by a resident concerning the legality and safety of open fire pits. President Crymes explained that fire pits are legal providing they meet county requirements and that questions should be addressed to the appropriate county authority. • Question was raised by a resident concerning mulching and why mulching was not completed around entire buildings. McGrath explained that our vendor was instructed to mulch those areas that could be easily viewed from the street. Mulching around entire buildings would roughly double the cost and would not be possible without an increase in assessments. • Question was raised by a resident concerning the projected timeframe for roof replacement. McGrath explained that the roof at 6376 Island Forest was replaced because the cost of repairs to keep the roof viable made replacement a more financially prudent action. There is no formal plan for roof replacement at this time, but the Board will consider replacement on a case basis when it is more prudent than making excessive repairs to maintain the roof's viability. The Association will continue to build the Reserve toward replacement of roofs for the entire community.
Adjournment	Pike motioned to adjourn the meeting. The motion was seconded by McGrath and approved unanimously. The meeting was adjourned at 7:05pm.
<p style="text-align: center;">Next meeting is Wednesday, May 13, 2020, 6:00pm At the Fleming Island Public Library</p>	

Respectfully submitted,
David Pike, Secretary