

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

**Homeowners Association Board Meeting**  
November 17, 2021

<b>Agenda Items</b>	<b>Minutes</b>
Call to order	President Martino called the annual budget board meeting to order at 6:01pm at the Fleming Island Library meeting room. Masking was encouraged. A quorum of the Board of Directors was established. All members of the board were present. Attending board members: Mike Martino, Amy Ware, Jerry Thomas, Beth Lampke, Melanie Bowman.
Approval of Previous Minutes	President Martino motioned to approve the minutes of the last HOA meeting on August 11, 2021. At 6:02 pm Thomas and Ware motioned and seconded, and the board approved the minutes unanimously.
President's Report	President Martino addressed the following: <ul style="list-style-type: none"><li>• President's address to the association</li><li>• Explained subject matter experts</li><li>• HOA Vision statement</li></ul> Martino presented the president's report. Noted: <ul style="list-style-type: none"><li>• Stone Creek is a self-managed property and the Board has broad responsibilities.</li><li>• 2021-2022 board's 30/60/90-day plan of action reviewed</li><li>• Board education requirements met by all board members</li><li>• Update on major improvement projects</li><li>• Wind abatement information for unit insurance policies was discussed.</li><li>• The roofing and paint/stucco schedules were shared.</li></ul>
Treasurer's Report	Jerry Thomas gave the financial report and presented the 2022 budget for approval. A copy of all materials is provided as an addendum to these minutes and on the Stone Creek HOA website. Treasurer's Report and the 2022 proposed budget were presented by line item. Thomas noted: <ul style="list-style-type: none"><li>• Irrigation is as old as our roofs.</li><li>• 2022 Budget to mulch common areas.</li><li>• Backflow company, Bob's, is still our vendor</li><li>• We are close to 2021 budget overall.</li><li>• We have four delinquent accounts.</li></ul> At 6:56pm a motion to approve the treasurer's report and 2022 annual budget was made by Beth Lampke, seconded by Amy Ware, unanimously approved by the other three board members and the 2022 budget was ratified
Old Business:	This was the first meeting for the newly seated (Oct. 1, 2021) board, no former board members were elected for this term. The business discussed did not include prior board business.

New Business:	<p>Amy Ware presented updated communications methods and a tutorial of the Stone Creek website.</p> <p>Melanie Bowman presented results of vendor bidding process and discussed new vendors, cost savings and service improvements due to change in vendors, particularly landscaping and outlined savings on 2022 vendor contracts.</p>
General discussion	<p>The board discussed meeting on a monthly basis to discuss HOA items. This was agreed upon and the plan will be to meet on the first Wednesday of each month beginning in February 2022. meetings will continue to be held quarterly.</p> <p>The next meeting will be a reserve fund meeting in January, details and date TBD. A notice will be sent to the owners.</p> <p>At 6:50pm the board president, Mike Martino moved to open questions from the HOA members.</p>
Adjournment	<p>Martino motioned to adjourn the meeting. The motion was seconded by Thomas and approved unanimously. The official portion of the meeting was adjourned at 6:48pm. The board opened the floor to general questions at 6:50pm</p>
<p><b>Next Stone Creek HOA meeting is TBD in late January 2022.</b>  at the Fleming Island Public Library  And the topics will be reserve funding and general association business.</p>	

Respectfully submitted,

Melanie Bowman

Secretary, Stone Creek HOA