

Stonewater Condominium Association  
Board of Directors Meeting  
November 15, 2021

Board Members Present: John Snapp, Janet Shearer, Ray Cabe, Don Hutchins, William Mellan, Jim DeGennaro, Greg Hannie

Stonewater Association Manager: BJ Broxton, CMCA, excused, Dan Renz, present.

The regular Board meeting of the Stonewater Condominium Association was called to order by President John Snapp at 6:30 pm on November 15, 2021 in the Stonewater Clubhouse.

A quorum of Board members and proof of Meeting Notice were acknowledged.

#### Approval of Minutes

Jim DeGennaro made a motion to approve the minutes from the previous regular board meeting on October 18, 2021 with a second by Janet Shearer. All approved.

#### Treasurer's Report

Treasurer Ray Cabe presented financial statements related to Stonewater's ongoing operations. Secretary DeGennaro made a motion to accept the financial reports with a second made by Ms. Shearer. The motion passed unanimously.

#### Owners Statements

There were none.

#### Committee Reports

Vice President Shearer reported that the Landscape Committee would not address receiving new bids for lawn maintenance for 2022. The Committee, she said, will concentrate on owners' requests and the continued coordinated beautification of our community.

## Manager's Report

The Manager's Report was presented by Dan Renz.

### 1160 Waterfall Lane

Owner Ken Mills decided to replace the deck at his home on the lake with the approved pressure treated lumber instead of the Trex product.

## Concrete Work

Three bids were received for the repair of concrete driveways and sidewalks.

Jim DeGennaro made a motion to approve the bid from MF Concrete Solutions of \$25,125. Vice President Shearer seconded the motion.

Bill Mellan amended the motion to add a 3 foot x 5 foot section of sidewalk at 1133 Stonebrooke to the bid proposal. The amendment and the original motion were passed unanimously.

## Retirement

Dan Renz said that resident Dennis Tilton made the decision to retire as a subcontractor for Stonewater. He said our Manager BJ Broxton will soon interview potential replacements.

## President's Report

President John Snapp said Oakbridge One HOA passed its budget for 2022 in a meeting earlier in the day. He reported that the pump has been repaired on the upper pond and that the lake is once again full. Oakbridge

One, he said, has asked its lawn service to prepare a bid for clearing the ditch on the east side of Harden Boulevard.

#### Unfinished Business

There was none.

#### New Business

##### \*2022 Budget

Secretary DeGennaro made a motion, seconded by Don Hutchins to approve the Association's budget of \$908,760.00 for 2022. The budget includes a monthly assessment of \$494 for Townhomes and \$601 for Villas. The motion passed unanimously.

President Snapp recommended that the Landscape Committee put together a proposal for phased landscape work including tree maintenance for the January, 2022 board meeting. He offered that funds could potentially come from the reserve account.

##### \*Insurance Deductibles

Jim DeGennaro made a motion, seconded by Ray Cabe, to approve and accept hurricane insurance deductibles of 3 percent for damaged buildings and that all other perils would be at 5 percent. The motion passed unanimously.

##### \*Material Alterations

#### 1136 Waterfall Lane

A previous owner obtained permission from the Board of Directors to install an opaque privacy screen improvement on the wall closest to the roadway. The new owner requests permission to remove the opaque screen and return to the original condition. Treasurer Cabe made a motion to approve the alteration back to the original condition and Don Hutchins made the second. Approved by all board members.

#### 3134 Stonewater Drive

The owner of this unit requested that newly installed air conditioning lines be covered with round PVC instead of a fake column using trim board. Jim DeGennaro made a motion, seconded by Bill Mellan, to approve using the PVC with the homeowner receiving a color match on the paint from our manager's office. The motion passed unanimously.

#### Set Meeting Date

The next meeting of the Board of Directors is set for 6:30 pm on January 17, 2022.

The meeting was adjourned by President Snapp at 7:28 pm.

Respectfully submitted,

Jim DeGennaro  
Secretary