

Stonewater Condominium Association
Board of Directors Meeting
January 17, 2022

Present: Ray Cabe, Greg Hannie, Don Hutchins, William Mellan, Janet Shearer, John Snapp.

Association Manager B. J. Broxton, CMCA, was present.

The regular Board Meeting of the Stonewater Condominium Association was called to order by President John Snapp at 6:40pm on January 17, 2022, in the Stonewater Clubhouse.

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

Approval of Minutes

Janet Shearer made a motion to approve the minutes of two meetings (the regular and special Board Meetings) held on November 15, 2022. Second by Ray Cabe. All approved.

Treasurer's Report

James DeGennaro made a motion to accept the financials reports with a second by William Mellan. All approved.

Owners Statement

None

Committee Report

Landscape Committee Chairperson Janet Shearer asked for an additional \$90,000 in landscape funds over the next three years. Ms. Shearer believes that this can be funded through the Reserve Fund. President Snapp asked for more details about the project before a decision is made. William Mellan made a motion to allocate up to \$1,500 to diagram phase one of the project which would include landscaping between the two entrances. Second by Janet Shearer. All approved.

Manager's Report

James DeGennaro made a motion to continue our engagement with The Forde Firm related to the 2021 financial audit. Second by Don Hutchins. All approved.

James DeGennaro made a motion to continue our engagement with Association Reserves and contract with them to prepare reserve studies for Stonewater Condominium Association for the next three years. Second by William Mellan. All approved.

President's Report

President Snapp gave an update on Oakbridge Owners Association Number One matters.

Old Business

President Snapp read the attorney response related to the amendments proposed by Director Hannie for Stonewater owners to consider at the 2022 Annual Meeting. The consensus of the Board was to correct the deficiencies in the proposed amendments and possibly present them to owners at the 2023 Annual Meeting.

New Business

Judith Harris of 1132 Stonebrooke Lane presented a proposal from Baker Aluminum to remove the present screen enclosure and replace it with a similar structure, which would include an insulated vinyl roof and screen with six sets of PF vinyl windows. The aluminum sections will be white in color to match other improvements in that area. In addition, Ms. Harris is requesting that the panels on the left of the improvement be replaced with a framed wall, covered in textured colonial Hardee boards, painted in the approved Stonewater color scheme. James DeGennaro made a motion to accept this improvement as long as the structure matches the adjacent improvements as well as the Stonewater architectural scheme, and with the understanding that all repairs and maintenance of the improvement and all areas inside of the improvement will be the responsibility of the legal owner of 1132 Stonebrooke Lane. Second by William Mellan. All approved.

Jerry Dollar (1148 Waterfall Lane) and Kenneth Mills (1160 Waterfall Lane) asked permission to replace the existing windows on their units. Based on the understanding that the Board has from Association attorneys related to material alterations to common elements, the requests were denied.

Director Hannie proposed purchasing a 55-inch color television with accessories to be installed in the Stonewater Clubhouse. No motion followed.

President Snapp wants a Community Website, purchased through HOA Express, set up by next week. Staff member Terry Wexler was assigned the project by President Snapp. Resident Shannon Hannum, who was an attendee at the Board meeting, volunteered to help Ms. Wexler with the project.

President Snapp noted that a draft of a Board Code of Conduct document will be presented at the next meeting.

The next meeting will be held on February 21, 2022, at 6:30pm in the Association Clubhouse.

The meeting adjourned at 8:20pm.

Submitted by:

B. J. Broxton, CMCA
Manager
Stonewater Condominium Association