

STONEHEDGE

SRI Board of Directors Meeting Minutes

Wednesday September 24<sup>th</sup> 2014

Clubhouse Main Hall

**BOARD MEMBERS PRESENT:** Lucas, Edwards, Curvin

**BOARD MEMEBERS PRESENT VIA TELE-CONFERENCE:** Richards, Kinsey, Collier, Dunstall, Ellingson

**BOARD MEMBERS ABSENT:** Casey

1. **Call to Order:** President Richards called the meeting to order at 9AM
2. **Pledge of Allegiance-and Invocation** given by Curvin
3. **Roll call:** Lucas took roll call and confirmed we had a quorum
4. **Secretary report** –Lucas- ratified the decisions of the Board on the approval of the April 30 2014 and the July 11, 2014 Board meeting minutes via e-mail and that they are available on line and in the office for viewing
5. **Treasurers report:** Lucas reviewed the financial report over the TV for the month ending 8/31/14. Edwards moved for acceptance, 2<sup>nd</sup> by Curvin. All in favor

President Richards thanked the Board members present (Casey, Kinsey and Edwards) over the summer who helped oversee and supervise the Road and sidewalk projects and called for deserved round of applause

**6. Managers' Report:** Toscano

- a. **General park maintenance:** Toscano started by mentioning that we have the same ongoing issues with the maintenance of the lawn sprinkler systems with residents. He also mentioned that we have had issues with the ABC pest Control Company as well as Turfco Lawn service and the Board will review alternatives for the coming year, some of which have already been explored and some changes may be made. Most notable we will be doing additional soil testing on top of what we have already done.
- b. **Summer projects:** Some have been put on hold due to the extensive work done in the park. The "Walk of Life" is completed except for the bench which will be completed shortly. We will then work on preventative measures to curb the City Water leak issues for the future. We did receive approximately a \$9800 credit from the Water dept. due to our efforts when our past water leaks were detected and repaired

**7. Old Business:**

- a. **Road and Sidewalk repairs:** Toscano mentioned that the roads are completed as well as over 1500 sq feet of sidewalks at a cost of \$301,592. There is some additional sidewalk work to be completed which will be done at a later date. He mentioned that the new ramp at the mailroom as well as a new curb at the end of Dewberry replacing the old crooked and busted cinder block curb are nice additions
- b. **Front Entrance sign:** Toscano thanked Lois Casey for her tireless work in getting the sign install right. Issues were handled professionally and all seem to be taken care of. We are awaiting additional lighting for the south side of the sign. We have also added additional lighting on the very front palm and also to the one just west of the well house on the island

Toscano also reminded the residents that aside from the \$200,000 road and sidewalk upgrades the park also took on the lining of over 2000 feet of drain lines. He mentioned that these repairs are a tremendous long term additions to the park since both are expected to have a 35 year plus life span with proper care and general maintenance

Richards also added an additional thank and called for an round of applause for manager Toscano and Shannon for their participation in overseeing all the summer projects.

## 8. New Business

- a. **Lawn Service and Pest Control contracts:** Toscano mentioned that contract changes are being explored. Some Board members recently met with another lawn service company due to the ongoing reported issues with Turfco and that changes to the ABC Pest control service are also being explored. We will have more details at the next meeting.
- b. **Budget Meeting Date:** Currently set for November 19<sup>th</sup> , the 3<sup>rd</sup> Wed of the month. This is the Wednesday prior to the last Wed of the month due to the fact that Thanksgiving is in the last week of the month. A regular Board meeting as well as the Budget meeting will be held on this date November 19<sup>th</sup>. The budget materials will be mailed out into the second week of October for all to view. Lucas also mentioned that there will be a Budget Committee workshop meeting on Wednesday October 8<sup>th</sup> . This meeting will be announced and posted on the bulletin boards for those who wish to attend.

9. **Open floor for comments and concerns:** Charlie Nead (unit 207) submitted a request to speak. He addressed the foul language by staff in handling an issue during the Road construction project. Toscano stated that the issue was addressed with the outside vendor involved as well as with staff and any incidents of this nature should be reported to management so proper procedures can take place, as this one was. Board member Jerry Kinsey expressed the high frustration level in handling ongoing issues with vendors and in some cases residents during this project in defense of staff.

Lucas asked for a moment of silence with regard to the residents who passed away this year. Mentioning most recently Delores Thomson (188) who was an tremendous asset as a long term volunteer to many of the functions here at the park.

George McBee (233) asked about the stop sign by the back gate and Board member Ellingson brought up the possible liability of not have one there since it was destroyed by the Road crew.

Toscano addressed that by starting the pole has been ordered as well as the busted light on top of it and it should be replace shortly with the possibility of putting up a temporary one if in the garage stock.

### **Announcements:**

Wendy Mosher (111) announced that Bingo will start on Thurs October 2

Al Mosher (111) announced the men's luncheon for October 15<sup>th</sup> at FlapJacks

Jayne Lucas (35) announced the Ladies luncheon will be today at the Ale House

No further announcements

Lucas called for adjournment Edwards motioned, Curvin second, meeting adjourned at 9:45AM

Minute's respectfully submitted

Tony Toscano