

SRI-STONEHEDGE RESIDENTS, INC.

BOARD OF DIRECTORS MEETING

Wednesday, October 26, 2016

CLUBHOUSE MAIN HALL

The October 26, 2016, Board of Directors meeting convened at 9:00 a.m. with Lucas presiding.

The Pledge of Allegiance was recited and Invocation was offered by Mal Hunt.

A moment of silence was observed for Julie Driscoll, and for the veterans who have passed.

**Officers Present:** Jayne Lucas, President, Lois Casey, Vice President, Ken Collier, 2<sup>nd</sup> Vice, and Lynn Dunstall, Secretary.

**Directors Present:** Terry Ellingson (via teleconference), Jerry Kinsey, Joyce Lester, Tom Tudor.

**Board Members Absent:** Dale Thomas

**Management Present:** Tony Toscano.

A quorum has been established.

There were two new residents in attendance at this meeting, Tom and Margie Findley, unit 25.

**Secretary's Minutes** for September 28, 2016 were read by Dunstall. The motion of adjournment for that meeting was added. Collier made a motion to approve the minutes as amended, seconded by Lester.

ROLL CALL VOTE: All "YES". Motion carried.

Lucas announced that the Agenda Minutes for Friday, October 21, 2016 have been approved via e-mail and are in the office for viewing.

**Treasurer's Report** for September was presented by Lucas.

a. Total Cash in Banks.....	\$236,618.25
b. Total Operating Funds.....	\$54,890.22
c. Reserves.....	\$ 80,226.36
d. Delinquencies.....	\$640.00
e. BB & T Loan Balance.....	\$57,743.39, as amended

Casey noted that the loan balance as presented was the same as for the previous month. That figure is to be corrected for the minutes. Casey made a motion to approve the report as it will be amended, seconded by Dunstall. ROLL CALL VOTE: All "YES". Motion carried.

**Manager's Report:** Tony enthusiastically welcomed everyone back.

1.General Maintenance:Toscano reminded residents that the units are to be kept clean,including during absence from the park.If the report from the unit's care provider indicates that cleaning is needed,arrange for it to be done before returning to park.

2.Retention Pond:Approximately \$20,000.00 was spent repairing storm damage.The new sod is being watered daily.A future analysis of the south and west side will be done in order to carry out a more gradual grade with a level top of the berm.

3.The FEMA application was rejected as only home damage is covered by the agency.The agency that provides assistance to small businesses only provides lending opportunity.

4.Pool Heater:A new heater was purchased and installed.An annual maintenance plan is being purchased for approximately \$200 per year.

5.Air Conditioner:The unit that supplies the main hall is showing signs of age and is being monitored for the need to replace.

6.The Budget Meeting is being held on November 16.Please turn in the proxy votes,even if you plan to attend,in order to facilitate the process.

Lucas reminded residents to not touch the switches for the A/C units.There are switches throughout the clubhouse.

#### **Committee Reports:**

#### **Rules and Regulation:**

Chairperson Ellingson reported that the committee members are Joanne Ahearn,Jim Bruno,Paul Goldey,Marcia Hughes,and Dick Scott.The committee will meet in early November.

#### **Maintenance,Beautification,Risk Management(Safety):**

Chairperson Ken Collier reported that the committee members are Ron Curvin,Augie Jesse,Mary Jo Mueller,and Tom Tudor.The committee will meet before the next monthly meeting.

#### **Long Range Planning:**

Chairperson Joyce Lester reported that the committee members are John Ahearn,Joe Massoud,Carol Spence and Venise Ward.A meeting is scheduled for the third week of November.

#### **Budget:**

Casey reported for Dale Thomas,chairperson.The budget committee members are Lois Casey,Melanie Horaney,John Ahearn,and Larry Schweitzer.The committee met on September 28,2016,at 10:00am.Larry Schweitzer was absent.Guests present were Tony Toscano,Jayne Lucas,Joyce Lester,Tom Tudor and Jerry Kinsey.

For the 2017 budget,

1.The last payment for the road project loan,from the reserve fund,will be August 2017.

2.As promised,our residents will not see an increase in the HOA fee which will remain at \$210.00 monthly.

Park Manager Tony Toscano will present the proposed budget at the Budget Adoption Meeting on Wednesday,November 16,2016,for:

1.Revenues

2.Operating expenses

3.Reserves.

A full study of all reserves accounts will be conducted for 2018.

Please turn in all proxies as soon as possible.

**Architectural Change:**

Co-chairperson Tudor reported that the committee members are Jerry Kinsey,Joyce Lester,And Lois Casey.In the period from May to October this committee,all full time residents,reviewed thirty-one requests,with a committee response given as soon as possible.The committee is very grateful to all those residents who adhere to the process provided for change approval.Please continue to use the process.Any questions can be directed to any committee member or to TonyToscano.

**Old Business:**

1.The kitchen has been satisfactorily cleaned by the new person,as contractred.

2.Wednesday,November 16,2016 is the budget meeting

3.The tree trimming is on ongoing process.

**New Business:**

1.Wheelchair accessibility is to be provided at both the south entrance and the west entrance nearest to the wheelchair accessible washroom.

2.Lawn Pest and Weed Control:Due to our dissatisfaction with the current contractor,bids are being sought from other companies.Any change will come when the current contract expires at the end of the calendar year.

3.Front Entrance:The existing plants will be kept and the ground will be covered with rock.

4.Back Entrance:An investigation is being conducted into the cost of covering the ground with rust colored rubber mulch.

Lucas thanked volunteer Owen Dunstall for raking the pine needles on the driveway behind the clubhouse and for weeding at the back entrance.

5.Hand Sanitizer Dispensers are being installed at strategic places throughout the clubhouse.

6.The Ameritech contract will be renewed with increases over the three year period of the contract set at 0% for the first year,7.5 % for the second year,and 0% for the third year.

There being no further comments or questions from the board members, Kinsey made a motion to adjourn, at 9:44 a.m.

Respectfully Submitted,

Lynn Dunstall, Secretary

### **Comments,Concerns,Announcements**

1.Joe Massoud,#193,raised the issue of the lawns being lost.The response was that this issue is the reason for seeking a change in company.

2.Charlie Nead,#207,suggested that the clean up of pine needles should a maintenance staff responsibility.

3.Pancake breakfast is being held on Saturday,November 12,as announced by Bob Purtee,breakfast chairperson.

4.Halloween Dance decorating is being done Saturday morning.

5.Marcia Hughes announced the Fall Dance,November 12,with music provided by Slickside.

6.Penny Curvin announced that at 9:00am,November 12,a flag ceremony will be held in honor of our living veterans.

7.Penny announced that a Memorial Service is being held in memory of Rolf Schroeder on Friday,November 4,at 1:00pm.

8.Tarpon Springs' Mayor is a guest speaker at Coffee Hour on November 2 to discuss the community needs for a Tarpon Springs Seniors' Community Center.

9.Liz Barth reminded residents of the Craft Fair being held on Saturday,November 5<sup>th</sup>.Proceeds from the Christmas sales will be donated to the Tarpon Springs firehall.

10.Tom Findley,#25,inquired on the status of the trees along the fence bordering The Woods.The response was that our favorable communication with that community is ongoing.

