

SRI-STONEHEDGE RESIDENTS, INC.
BOARD OF DIRECTORS MEETING
WEDNESDAY, September 30, 2015
9:00 A. M. CLUBHOUSE MAIN HALL

The September Stonehedge SRI Board of Directors Meeting convened at 9:00 am with President Lucas presiding.

The Pledge of Allegiance was recited and Invocation was offered by Joyce Lester.

A moment of silence was observed for Aldine Johnson, Unit #117, Miriam Menard, Unit #236, Margret McKinley, Unit #217, Muriel Pendleton, Unit #210, and Alan Fish, Unit #122 and Phil and Lee Dailey, Unit #164 in the passing of their grandson Nate.

There were no new residents in attendance at today's meeting.

BOARD MEMBERS PRESENT: Lucas, Dunstall, Thomas, Ellingson, (via teleconference), Kinsey, Lester, Curvin and Casey.

BOARD MEMBERS ABSENT: Collier.

We have established a quorum.

MANAGEMENT PRESENT: Tony Toscano.

There was a total of 42 persons present at the meeting including the Board Members.

SECRETARY'S MINUTES FROM APRIL: The minutes were read by Casey and there being no corrections or comments, Kinsey made a motion to approve, seconded by Lester. ROLL CALL VOTE: All "YES". We have a vote.

TREASURER'S REPORT: Thomas gave the report and there being no corrections or comments, Casey made a motion to approve, seconded by Kinsey. ROLL CALL VOTE: All "YES". We have a vote.

MANAGER'S REPORT: Park Manager, Tony Toscano began by telling residents that the lights have been installed on the West side of the clubhouse. He spoke on the summer projects, Painting of the Clubhouse and filling of cracks, work done by Viginella Painting along with the shuffle area shed, canopy for the shuffle canopy and lights. Ladies bathroom painting is complete but it was rough and a bit more expensive due to the dividers needing special paint and so many coats in order to cover evenly. He spoke about the roof leaks at the stage, pool table area, and the pool eating area. Toscano informed the residents that 4 meters have been installed on the city water lines. This will help us locate leaks faster as we had used 2 ½ million gallons extra this year. The cost for the water was \$30,000.00 and we did receive a credit of \$9,000.00 for fast response and repair but some of the total cost did not fall under their criteria to receive a refund. This cost is part of the yearly deficit of the reported \$20,852.00 over

budget. This is very important to future billing so please address any leaks you may have or notice immediately. Toscano reported that the road repairs on Bayberry and Begonia have been completed.

The office will be partially open next week as Shannon will be painting the office and conference area. Toscano will be there but will have limited access to some files and the computer. He also spoke about better communication to our residents. He will address concerns on Wednesdays.

OLD BUSINESS: President Lucas addressed Resident Compliance stating that 80 letters have gone out to residents for violations. This is 30% of our population and this way too high. She stated that the board has requested bids from outside contractors for additional clean up help as our current workers do not want or cannot accommodate more jobs as they are very busy. If it becomes necessary the work will be done and the resident owner charged accordingly. President Lucas stated that there are only 2 homes For Sale currently and that is because we have a beautiful Park and we want to keep it that way. She informed residents that the Board is looking to pass a resolution to be able to fine violators if they do not comply. President Lucas called to attention that golf carts can only be driven on the streets, not onto your neighbor's property. She also stated that this applies to pets also. Pets are allowed on your property only or in the designated pet areas, not your neighbors. Toscano will be watching this closely. Park Manager Toscano added that the railings for the new ramp at the mail area have been completed.

NEW BUSINESS: President Lucas stated that the Architectural Committee will have 2 board members, Ellingson and Collier to draw up Guidelines for new homes being brought in to our Park. This is a result of a company coming in and not following our suggested guidelines or city codes.

President Lucas announced that there has been a change in Agenda Meeting location and time after next month. The first meeting will commence on November 11, 2015, in order to accommodate our residents. There has been complaints made and the board is trying to correct any misinformation and trying to better inform residents as to the working in the Agenda meetings. She also told residents that if they want something specific to speak about at the meeting to inform Tony Toscano 48 hours in advance of the meeting as it needs to be posted.

President Lucas addressed the front entrance plantings saying that we have spent a lot of money on repairs this summer but our first impression being made is at the front entrance and it should be as nice as our park. She informed residents that John Evans was asked to present a planting schedule and cost for work and material. She stated that the proposed first planting is for Red and White Pentas, flowering plants directly under the Stonehedge sign with Nora Grant Ixora bushes at the lower flower bedding area. She stated that we have also asked for a bid to replace the lava rock and bark at the entrance walls and planting area with the request to do the work in phases in order to keep a better budget by not spending dollars all at once.

President Lucas said that Park Manager Toscano already spoke about the depression at Azalea so it was covered. She did ask Toscano about the Security Cameras. He informed the residents that 1 camera has been installed for the front entrance and 1 camera for the back dumpster and garage area. These locations should protect our Clubhouse and also discourage contractors from dumping. It will also let us see that our residents comply to the rule for dumping as well.

President Lucas asked Board Member Thomas if he had an announcement on the Budget Committee. Thomas stated that the committee members will be Lois Casey, Melanie Horaney, John Ahearn and himself. Thomas stated that the committee will meet with Park Manager Toscano tomorrow at 9:00 am

to review the budget and forward its recommendations to the Board and its release to be mailed on October 19, 2015, for approval at the November Board of Directors Budget Approval meeting.

President Lucas OPENED THE FLOOR TO RESIDENT:

Wendy Mosher, Unit #111, asked, "How can you have a Budget Committee meeting when the people involved are not here". Toscano responded, "They will teleconference, just like today's meeting".

Penny Curvin, Unit #012, asked if we could fine contractors and she was told no just let them know that we view them and this is against our Park policy. Gladys Edwards, Unit #014, asked if a board member or someone from the Park could attend Town meetings so we are kept informed as to what is going on in Tarpon Springs. Toscano explained that a resident had spoken months ago about attending and upon his return to the park for the winter he will ask him about attending. Ginger Stetkiewicz, Unit #177, asked if the plantings behind their residence and further down be trimmed so they are more uniform. Toscano spoke with John Evans and it will be taken care done. Park Manager Toscano stated that he needs two volunteers to read meters. Donna Kinsey, Unit #004, volunteered. Joyce Lester, Unit #192, announced that on Sunday there will be approximately 40 to 50 loaves of bread brought in for residents to have for FREE. Jerry Kinsey, Unit #004, said there are two homes For Sale they are Unit #122 and Unit #217. He also asked if the new guidelines for the Agenda meeting could be put in the Beacon.

President Lucas thanked Tony and Shannon for all their work done this summer.

There being no further business, comments or questions Kinsey made a motion to adjourn, seconded by Curvin at 10:18 am.

Respectfully Submitted,
LOIS E. CASEY, Secretary