

STONEHEDGE RESIDENTS INCORPORATED (SRI)
BOARD OF DIRECTORS MEETING Wednesday, December 22, 2021 Clubhouse

The SRI Board of Director's meeting was called to order at 9:00 a.m. President Williams presiding. The meeting opened with the Pledge of Allegiance followed by an invocation by Cliff Thomson. A moment of silence was given for the recent passing of current residents Dave Cox and Bob Damico and for former resident Dick LaBeau.

Roll Call: Williams, Ellingson, Streff, Richards, Tudor, Findley, and Curvin were present. Kinsey and Elton were absent. Manager Toscano was also present.

Secretary's Report: Secretary Ellingson read the minutes of the November 24, 2021 SRI Board meeting. Motion for approval made by Richards. Seconded by Curvin. Motion passed.

Treasurer's Report: Report given by Richards in Elton's absence. Motion for approval made by Streff. Seconded by Ellingson. Motion passed.

Manager's Report:

- 1) City Waterlines – Reported that the waterlines have to be redrawn as they were done incorrectly. The good news is that the 6 inch waterlines are sufficient.
- 2) Handicap Front Doors – Three bids were submitted. The board has done extensive comparisons and a vote will be taken today.
- 3) Electronic Home Water Meters – The board had two presentations and the bids were \$92,485.00 and \$99,640.00. The Avanti Company meter reads straight to the cloud with no annual fees and Avanti will be the board's choice.
- 4) Storm Drain Lines – After reviewing the pictures of the storm sewer line, it was apparent that they need to be relined as soon as possible. The board is awaiting a third bid.
- 5) Clubhouse Roof – A bid was received for \$1,800.00 to have the roof repaired by Kontos Roofing of Tarpon Springs. Kontos also put a bid in to replace the entire clubhouse roof. The roof's pitch will be increased, new ½ inch plywood applied and then roofing shingles. The bid is \$157,700.00.
- 6) Stage Carpet – Bob's Carpet bid \$1,650.00 was for purchase and installation of carpet on the clubhouse stage.

Committee Reports:

- 1) Long Range Planning Committee: The handicap door is number one priority. Microphone replacements. Duke Energy utility easement must be agreed upon. Projects that the committee is focusing on include: Fans on the pool patio, security cameras for the Rt 19 entrance, and taking a video of inventory for insurance.
- 2) Architectural Committee: No major changes but clarifications were made. Guidelines were developed for installation of Astro turf and Solar usage.

New Business:

- 1) Architectural Guidelines: Motion by Richards to accept the clarifications and new guidelines made by the Architectural Committee. Seconded by Curvin. Motion passed.
- 2) Handicap Front Doors: Motion by Ellingson to accept the bid from SM Company of \$5,043.00 for purchase and installation of automatic openers. Seconded by Richards. Motion passed.

- 3) Electronic Home Water Meters – Motion by Streff to use the Loan Fund to purchase Avanti meters for monitoring home water usage. The bid was \$99,640.00. Seconded by Tudor. Motion passed.
- 4) Clubhouse Roof Repair – Motion by Richards to hire Kontos Roofing to repair the roof for cost of \$1,800.00. Seconded by Streff. Motion passed.
- 5) Clubhouse Stage Carpet – Motion made by Richards to hire Bob's Flooring for the purchase and installation of carpet for the stage at the cost of \$1,650.00. Seconded by Streff. Motion passed.

President Williams gave a lengthy year end summary of board and management activities. This included a list of meetings, phone calls and emails.

President Williams opened the floor for comments and concerns.

Meeting adjourned at 10:05 a.m.
Terry Ellingson, Secretary