

Stonehedge Residents Incorporated (SRI) Meeting March 19, 2025, in Clubhouse Main Hall

Meeting was called to order at 9:06, Susan Williams presiding.

Roll Call: Williams, Horaney, Curvin, Thomson, Tudor, Ellingson, Baraniewicz (absent), Rice, Streff. Also attending Manager Curry and a number of residents.

Secretary's Report: Read, discussed, amended and approved.

Treasurer's Report: Read, discussed and approved.

Manager's Report: Was Read and discussed; Curry presented a proposal by Pool Works of \$500.00 as payback for their damage to the pool reel. A motion was made and seconded to accept the settlement amount of \$500.00 and approved by the Board; further discussion on the replacement of the solar pool cover will be tabled for further discussion. Manager Curry requested that the guest registration forms be moved to outside the office for monitoring and needed changes. The moving of the guest registration form will be put in the Beacon. Also discussed was parking permits that will be displayed inside the cars. This will allow the manager to monitor the 5-day parking rule at the clubhouse.

The clay sewage pipe between units 68-70 is blocked and backing up. The problem appears to be the roots from the hedge row of Unit 70 are clogging the pipe. Terry Rice and Terry Ellington inspected the pipe and spoke with the property owner about the repair. The owner is willing to do whatever is necessary to repair the problem and discuss the removal of whatever shrubs necessary to prevent future problems.

Residents were asked to please check their sprinkler heads to make sure the sprinkler water is not hitting the pedestals. Please report to the office if this needs attention.

Committee Reports:

BMR: Meeting 3/28/25 at 9 am. A thank you to all residents that assisted with the distribution of sod.

Request was made by the Board that residents check their pedestals to make sure they are not being watered by the sprinkler system and notify the office if a problem exists.

New Business:

ARC Requests for Additions/ Changes none submitted.

Architectural Guidelines:

Thomson and Horaney Reviewed and made necessary changes to the guidelines to meet the requirements recommended by our attorney. In addition to these changes, additional language was added regarding gravel samples and a Board member must be on the advisory group but is not required doesn't to be the chairperson. The chairperson can be elected by the group members. These recommendations were forwarded to all Board members for review. A motion was made to approve the revised Architectural Guides and change the Architectural Committee to an Advisory Group. The motion was approved by the Board.

Thomson made a motion to initiate communication with the law group Riffin, Parker and Curley so that SRI can review and make changes to our bylaws regarding voting rights that will comply with the Florida Statute. The motion was seconded and approved by the Board.

The Community Manager will review the 2022 Reserve Study. A new study was recommended by Board members by Tudor and Streff and should be an agenda item for the next meeting.

Open Floor:

Unit 72: If repairs to the pavillon need to be done before any changes to voting rights are made where would the money come from. The repair costs for the pavillon would come from the SRI budget, not the donated pavillon funds.

Unit 17: will palm trees be replaced. There will be a BMI meeting on March 28, 2025 that will address this issue.

Janet Lovas of the Activity Committee and other volunteers will be revising the welcome packet for new owners.

With no further comments, a motion was made to adjourn. The meeting was adjourned at 10:14 am.

Penny Curvin, Secretary.