



MEETING MINUTES

Board of Directors – Regular Meeting
March 4, 2025
Time: 7:00 pm

Board Meeting held at 963 Stonewood Ln.

Officers present:

Louis Gonzalez, President
Steven Luppert, Vice President
Mariel Kagan, Secretary
Loren Omoto, Treasurer

Board Members present:

Marcy Hill
Jack Armstrong
Jon Mark Sprowl

Guests present:

Diane Vitello
Adam Fox, 462 Forestwood
Neha Fox, 462 Forestwood

Was notice given: Yes

Call to Order: The meeting of the Board of Directors was called to order at 7:00pm by President, Louis Gonzalez.

Approval of Minutes:

The Minutes of the Regular Board Meeting of December 11, 2024, were reviewed. Motion to approve was made by Steve Luppert, seconded by Marcy Hill. The Minutes were unanimously accepted and approved by all Board Members present. Motion carried.

Officer Reports:

1. **President's Report:** Louis Gonzalez provided an overview of the Agenda for this Meeting.
2. **Treasurer's Report:**
 - a. **Accounts:** Loren Omoto reviewed two reports, copies of which had been emailed to the Board Members for their review, as follows: the "Stonewood Homeowners Assn. Budget to Actual YTD (3/2/2025)," and the "Stonewood Homeowners Assn, Statement of Activity, Calendar Year 2024-2025." Discussion ensued.
 - b. **HOA Dues:** Loren Omoto provided an update on the status of the HOA Dues. He advised that four (4) homeowners have not paid the required HOA Dues, and that the late fee for such non-payment had been assessed on March 1, 2025. Discussion as to the process of follow-up regarding the nonpayment of dues ensued.

Old Business:

1. **HOA Board Member Requirements, Per Florida Regulations:**

A discussion regarding the HOA Board Member Certification Course took place. It was noted that the course must be completed within the required regulatory time frame by all those who wish to remain on the HOA Board. Specific time frames for completion for both new and present Board Members were discussed and the Board members present were referred to the Florida Statutes for additional clarification. Loren Omoto shared information concerning the dates of the upcoming, virtual, "HOA Board Certification Course" to be held on March 19th and March 26th.
2. **HOA Bank Accounts, Update of Approved Signatories:**

Louis reported that he and Loren Omoto had completed the signature process at Chase Bank. Mariel Kagan is following up with the Chase Banker and will report to Louis Gonzalas as to when she will be given the opportunity to file/update her signature with Chase.
3. **HOA Attorney:**

In follow-up to the HOA Members' request that the selection of an experienced legal counsel be made, Louis Gonzalez, Jack Armstrong, and Mariel Kagan had prepared a list of three experienced attorneys for the Board's consideration. The list was provided to the Board members for review. It was recommended that a selection Committee be formed to interview the three legal counsel, in order that a well-reasoned recommendation be made to the Board. Upon motion by Louis Gonzalez, seconded by Marcy Hill, the creation of a selection Committee was unanimously approved. The Committee will include Louis Gonzalez, Mariel Kagan, and Steve Luppert. The goal was noted to be that by the next Board meeting, interviews will be completed and a recommendation prepared.

Committee Reports: No Committee Reports were provided.

New Business:

1. Stonewood HOA Newsletter:

The Board Members commended Loren Omoto on the March 2025 draft HOA Newsletter that he had prepared for Board Member review. The Newsletter was noted to be very interesting and informative. It was recommended that additional language be placed to encourage homeowners to maintain the beauty of their property and the lovely Stonewood neighborhood environment.

2. Governing Documents:

- The HOA Governing documents were discussed. Areas of inconsistency between the Articles and ByLaws were briefly discussed. It was recommended that the candidates for the HOA Counsel position be queried as to these concerns.

Next Meeting:

It was agreed that the next HOA Board Meeting will be held in June 2025. Upon discussion, Louis Gonzalez proposed the Meeting be held on June 3rd at 7pm. Marcy Hill offered her home as venue for the June meeting.

Adjournment:

Upon Motion to adjourn by Marcy Hill, seconded by Steve Luppert, and unanimously approved, the Meeting was adjourned at 8:03pm.

Respectfully Submitted,

Mariel Kagan, Secretary