



MINUTES

**Stonewood Homeowners Association
Board of Directors – Regular Meeting
September 10, 2025
7:00 p.m.**

Board Meeting held at 963 Stonewood LN.

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

Attendance: Louis Gonzalez, Loren Omoto, Marcy Hill, Mariel Kagan, Jon Mark Sprowl

Approval of Minutes

- Meeting of July 2, 2025, the Minutes were approved, subject to correction.

Officer Reports

- **President's Report**
 - **Status of Selection Process for HOA Counsel.** Louis Gonzalez provided the Board members with a summary of the interview process for HOA Counsel. To date, interviews have been conducted with two proposed Counsel, and there are two additional Counsel to be interviewed.
 - **Reconciliation of Signatories on HOA Chase Bank Accounts.** The signatories have been updated by Chase and the names of those previous signatories, no longer on the Board, have been removed. Loren Omoto noted that the Zelle functionality needs to be reestablished by Chase, and Mariel Kagan offered to contact Chase to obtain instruction as to reinstating Zelle functionality. This will accommodate HOA members who use Zelle for payment of the HOA annual dues.
- **Treasurer's Report**
 - **August 31, 2025 Financials.** Loren Omoto presented the Treasurer's Report. Discussion ensued, and Loren Omoto responded to questions.

- HOA Dues Status. The status of the HOA dues was discussed with a recommendation that the dues for the 2026 year remain \$390 per property. The recommendation received the unanimous agreement of Board members present.
- Status of HOA Insurance Portfolio, Proposal for Insurance. Loren Omoto advised that he had contacted IOA (present insurance Broker) and received terms of insurance. He also contacted a Broker in Miami who had spoken at a recent conference, and a local Insurance Broker who had been recommended. As the IOA pricing for the desired portfolio was deemed to be reasonable and appropriate, it was determined to have IOA place the Stonewood HOA's insurance for the upcoming year.

Old Business

- Requirements for HOA Board Membership, Florida Regulations
 - Board Member Course Certificates. The members of the Board have presented their Certificates and are in compliance with the regulations.
- Update on Meeting(s) with Current Landscaping Company. Marcy Hill provided the Board with a summary of her meeting with Damian Landscaping and concerns regarding the hedges. Thanks to her efforts, improvement has been realized with respect to the hedges and landscaping.
- Homeowner Concern, Front Yard/Landscape Matter. Louis Gonzalez reported that he and Mariel Kagan met to review the Deed Restrictions with respect to the front yard of a home on Forestwood Ave. This was in follow-up to a concern expressed by a neighboring homeowner on the potential adverse impact she felt the front yard has on the neighboring homes. Louis advised that a review of the Deed Restrictions did not reveal the front yard to be in violation. Louis will prepare a letter to the concerned neighbor to advise that there is no action that the Board may take pursuant to the Deed Restrictions concerning the front yard.
- Follow-up on Discussion of Lake & Algae Concern. It was agreed that the problem of algae on the lake has been resolved.

New Business

- Homeowner Communication
 - Request for Board Approval of Pool Construction. A Forestwood homeowner had advised the Board of their intended pool construction. The Board recommended that the homeowner follow all appropriate regulations for pool construction.
- Recruitment of Stonewood HOA Board Members. The Board members identified several homeowners who may be interested in Board membership and will approach the homeowners to encourage them to consider Board membership.

- October 16, 2025 Stonewood HOA Annual Membership Meeting
 - Location of Annual HOA Meeting. Louis Gonzalez reported that he has secured the Maitland Public Library, for the October 16, 2025 Annual Membership Meeting. The setup for the Meeting will take place at 6:00pm; Doors will open for the Membership at 6:30pm; and the Meeting will begin at 7:00pm.
 - Election of Officers and Directors for 2026 Year. The proposed slate of Directors and Officers will be presented for discussion at the Annual Membership Meeting.

Next Meeting

- The date, time and location of the next meeting of the Stonewood HOA Board will be decided upon by the newly elected Board members.

Adjournment

- Upon motion of Louis Gonzalez, seconded by Mariel Kagan, the meeting was adjourned at 8:50pm.

Respectfully Submitted,

Mariel Kagan

Secretary
Stonewood HOA Board of Directors