



MINUTES

**Stonewood Homeowners Association
Board of Directors – Regular Meeting
February 4, 2026
Board Meeting held at 452 Stonewood LN.**

Call to Order: The meeting was called to order at 7:10pm by Board President, Louis Gonzalez.

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

Notice of Meeting: The Secretary confirmed that notice of the meeting was posted in accordance with Florida Statute §720.303(2) and the Association's governing documents.

Approval of Minutes

- Upon motion of Diane Vitello, seconded by Loren Omoto, the Minutes of the Meeting of November 12, 2025, were unanimously approved by the Board members.

Officer Reports

- President's Report
 - Status of HOA Attorney Representation and Update to Governing Documents. Louis Gonzalez noted that the Committee had conducted interviews with two of the four proposed Attorney candidates, and advised that scheduling of the interviews with the two remaining candidates is underway.
 - Board Member Certification/CE Credits. A discussion ensued regarding the Florida regulations pertaining to Board Member Certification and associated timeframes.
- Treasurer's Report
 - January 31, 2026 Financials. Loren Omoto presented the Treasurer's Report. Included in his presentation were the January 31, 2026 Statement of Activity, and Budget to Actual YTD 1/31/2026. Discussion ensued, and Loren Omoto responded to questions.

- HOA Dues Status. The status of the HOA dues was discussed, and it was noted that dues have been submitted by all HOA members with the exception of 18 HOA members. A reminder letter will be sent to those HOA members whose dues are outstanding.
- Annual Audit of HOA Financial Records. Loren advised that Marty Glickstein, CPA, will be performing the Annual Audit of the HOA Financial Records.
- HOA Federal Tax Return. Loren advised that Laura Rainey, CPA, will be preparing the 2025 Federal Tax Return on behalf of the HOA.
- Annual Report. Loren advised the Board that the Annual Report will need to be filed before May 1, 2026. Lous Gonzalez, Board President, will file the Annual Report with the State of Florida.

Old Business

- Landscaping Update. Marcy Hill advised the Board that after an investigation as to the vehicles that had caused damage to the median by the western entrance to Stonewood, a contact was made with the city following which the city agreed to put in white piping markers to prevent trucks and vehicles from inadvertently running up onto the landscaping. The members thanked Marcy for her efforts leading to the resolution of this concern.

Next Meeting

- The next meeting of the Stonewood HOA Board of Directors will be held on Wednesday, May 6, 2026.

Adjournment

- Upon motion of Diane Vitello, seconded by Jon Mark Sprowl, the meeting was adjourned at 8:15pm.

Respectfully Submitted,

Mariel Kagan

Secretary
Stonewood HOA Board of Directors