



MEETING MINUTES

Stonewood Homeowners Association Board of Directors Meeting

May 14, 2024

Time: 7:07 pm

Board Meeting held at 963 Stonewood Ln.

Present:

Marcy Hill, President and Secretary

Loren Omoto, Vice President

Laura Rainey, Treasurer

Board Members:

Jack Armstrong

Marial Kagan

Bevrlee Lips

Steve Luppert

Guests in Attendance: Diane Vitello (452 Forestwood Ln)

Was notice given: yes

Discussion:

1. **Open Board Meeting:** Marcy Hill called the Board Meeting to order and confirmed the required quorum to hold this Meeting.
2. **Secretary's Report:** The Minutes from the previous Board meeting were reviewed. Jack Armstrong motioned to not accept the minutes and Marial Kagan seconded the motion.
Voting for: Armstrong, Kagan
Voting against: Hill, Lips, Luppert, Omoto, Rainey
Motion failed.
Loren Omoto then motioned to accept the Minutes as originally written and Laura Rainey

seconded the motion.

Voting for: Hill, Lips, Luppert, Omoto, Rainey

Voting against: Armstrong, Kagan

Motion passed.

Reports:

1. **President's Report:**

- a. **Home Sales:** The home at 965 Stonewood will most likely be listed for sale in the future.
- b. **Reclaimed Water:** Channing Bolick is still speaking with the City of Altamonte Springs for written confirmation concerning reclaimed water at our common areas.

2. **Vice President's Report:** Loren Omoto informed the Board of many of the legal changes of HB 1203 that will become law on July 1, 2024. Some of the new laws are as follows:

- a. HOA's cannot limit RV's or campers when parked in the backyard.
- b. Fuel tanks can be placed anywhere on the property for hurricane preparation.
- c. All legal documents must be sent by US mail or digitally to homeowners by October 1, 2024.
- d. DBPR course will be required for Board members
- e. HOA's cannot charge violation fees for garbage cans left out longer than 24 hours.
- f. HOA's cannot charge violation fees for Christmas decorations left out long after the holiday.
- g. Trucks used for business can be parked in your driveway if used for personal use.
- h. More time is given between notifying homeowners of violations and fee payments.
- i. There was no mention of the 15% income requirement that must be spent on the community.

Treasurer's Report:

1. **Accounts:** Laura Rainey reported we have \$25,656.02 in the checking account and \$10,004.67 in the savings account for a total of \$35,660.69.
2. **Past Due:** Three (3) homeowners are past due with their annual dues. Letters will be sent to these homeowners with 30 days to pay their dues plus the added late fees.

Landscaping Report:

1. **Vendor Proof of Insurance:** Marcy Hill reported that both Damian Landscaping (yard service company) and Advanced Florida Outdoor (sprinkler company) have supplied proof of insurance for working on HOA property.
2. **Timers on Sprinklers:** Advanced Florida Outdoor installed new timers on all the sprinkler boxes in common areas. The timers were also raised above ground for easier access.

Old Business:

3. **Proposed Vendor Policy:** Laura Rainey motioned that multiple bids will not be required of our contractors who are in good standing and providing satisfactory service. Loren Omoto seconded the motion.
Voting for: Armstrong, Hill, Lips, Luppert, Omoto, Rainey
Voting against: Kagan
Motion passed.

Marial Kagan motioned from a Board fiduciary perspective, to implement a system for reviewing all contractors to assure that quality, service and pricing continue to be in the best interest of the Stonewood HOA members. This would be implemented by request for proposal (RFP) for each service every four (4) years. Jack Armstrong seconded the motion.
Voting for: Armstrong, Kagan
Voting against: Hill, Lips, Luppert, Omoto, Rainey
Motion failed.

New Business:

1. **Crack in Monument:** Marcy Hill reported that there is a cosmetic crack in a west entrance monument. The east entrance monument, located on the right when entering, is leaning. It is unknown if the lean makes the monument unstable. The company that did major repairs in the past has not returned calls. Jack Armstrong will research a company that can examine the monument and will report back at the next meeting.

Next Board Meeting: Monday, August 12, 2024, at 7:00 pm at 963 Stonewood Ln

Board Meeting Adjourned: 9:11 pm. Laura Rainey motioned to adjourn the meeting. Jack Armstrong seconded the motion. The motion was unanimously accepted by all Board Members present.

Respectfully Submitted,

Diane Vitello for Marcy Hill, Secretary