

# STONE ISLAND HOMEOWNERS ASSOCIATION, INC.

## Minutes of the Monthly Board of Directors Meeting

November 7<sup>th</sup>, 2022

Directors Present at the Enterprise Museum: All of the seven directors were present for the meeting--Andrew Hulcher PRESIDENT, Phil Lappies, Monika Luedecke, Austin Zakari, Wes Whited, Daniel Giaquinto and Nick Dvorak.

Opening Remarks: This HOA Monthly Board meeting was called to order at 7:33pm by Wes Whited.

Reading, correction & approval of Minutes: Phil moved to approve the September 12, 2022. Minutes as emailed to all Directors; seconded by Nick; and approved by unanimous vote.

### OFFICERS' & STANDING COMMITTEE REPORTS:

Secretary's Report: Nothing to report.

Treasurer's Report: Phil reported a Checking Account Ending Balance at November 7 2022 of \$41,516.94 and a Road Reserve Ending Balance of \$44,230.91. Report attached.

Security Report: Wes reported nothing to report

Sports & Recreation Report: Monika reported that nothing new to report but that some horses had left the barn. She was thanked for allowing cars to park there and appreciated everyone respecting the gates and animals.

Roads & Swales Report:

Parks & Mowing Report: Due to flooding mowing has been suspended.

Canals & Waterways Report: Nothing to report

ARB Report: Wes discussed a lot on Willow Trail and Stone Island Rd. He will be building a house. All has been approved and he will start building soon.

Political Affairs Report: This position is currently vacant. Nothing to report.

Hospitality Report: Nothing to report

Legal Affairs Report: Nothing to report

Membership Committee Report: Phil said nothing to report

Community Improvements Committee Report: Nothing to report

OLD BUSINESS: Bob discussed a meeting with Pat Northey and other officials along with Andrew and how help was coordinated with them and how the county was notified of our needs. He congratulated and commended Andrew on his hard work and commitment to the Island during this very difficult time. Norma had asked about a no soliciting sign. This is being looked into. Playground – Nick updated that there was one more piece and that he was waiting for the ground to dry. A resident asked about people parking on Stone Island Rd and fishing and if no parking signs could be erected to deter that. He was advised it was a county road and they would have to put the signs up.

NEW BUSINESS: Wes discussed Fema picking up debris around the Island and how they manage that along with restrictions and describing “vegetative debris” and how items should be put out. Cheryl brought up the upcoming meeting with lawyers to address the issues that occurred with water flow. Wes also discussed preliminary meetings with the city of how to address the sewage system and how to modernize it. Cameras and other work needs to be done, he said they are receptive to looking at the system, apply for some federal grants and other measures to address the system failing during the

storm. Monica commented that the county did not mark the roads, especially Stone Island Road, and was not prepared to protect Stone Island Residents during the storm including marking the road to be under water, etc. Another resident, Annette asked about sewage in homes and how this could be avoided in the future. Andrew discussed what could be done moving forward to help mitigate the issues that residents faced during Hurricane Ian. Wes said that the county will need to see the support of Stone Island residents at meetings and that the community needs to show the county that the residents are united to fix this issue and that these conditions are not acceptable. Andrew discussed the issue with sewer cleanouts and why the county decided to cease pumping until the water was lower in order that they were not pumping lake water instead of sewage. He discussed that the county has a financial interest to fix the system as it taxes their budget in man power and equipment. They want to bring it in front of the council so that the funds can be appropriated to fix the system. Andrew also discussed what could be done in the neighborhood before a storm comes to help if flooding does occur.

Budget: Tammy went through the budget line items to discuss where monies were allocated discussions ensued about budget increases and inflation on certain items that needed to be increased. Wes detailed the tractor and monies that needed to be allocated to that to repair and keep it in running order. \$12,762 was discussed to be moved over to the roads from the tennis courts and other areas as they felt that many roads would need to be addressed and have damage. If not used it would be moved back. They also discussed insurance has doubled even before the storm occurred. Phil discussed raising the dues 10% to \$600 a year per resident . Saying that dues had only increased \$125 since 2007. Residents asked about others that did not contribute and how they might be encouraged to do so. Wes said that we do approach home owners that are putting their homes for sale to move them into the HOA. Andrew said that he planned to write a universal letter to the community addressing the fact that many residents, HOA members or not, were looking for and received help from the HOA during the storm. He will ask for their support in the form of dues to help support the community. Wes made the motion that the dues be raised 10% to \$600 for a developed lot and

\$300 for an undeveloped and \$150 for a ½ lot. Phil seconded the motion, it was approved. Phil made the motion to approve the budget, seconded by Daniel. Approved unanimously. Andrew ended the meeting by discussing the upcoming storm and thanking all of the residents that were so helpful to their neighbors during all of the trials they faced due to the storm. Andrew was also thanked for all of his hard work and was told how much he was appreciated.

Motion to Adjourn: Phil made the motion to adjourn; seconded by Wes and unanimously approved. The meeting was adjourned at 8:20 pm.

Respectfully submitted,

\_\_\_\_\_ Austin Zakari, Secretary

Attachments: Treasurer's Report

Digital File #07

**STONE ISLAND HOMEOWNERS ASSOCIATION, INC.**  
**TREASURER'S REPORT**

Date: November 7, 2022

TIME PERIOD: 9/1/22 to 10/31/22

CHECKING ACCT

Beginning Balance \$44,771.34

Total Deposits \$13,002.92

Total Checks \$16,257.32

Other Transactions \$0.00 (Transfer to Reserves Acct)

Ending Balance \$41,516.94

ROAD RESERVES ACCT

Beginning Balance \$44,229.45

Total Deposits \$0.00

Total Withdrawals \$0.00

Other Transactions \$1.46 (Interest)

Ending Balance \$44,230.91

Respectfully submitted,

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Phillip Lappies, Treasurer