

**Minutes Board of Directors Meeting  
Stillwater , Unit Three Homeowners Association, Inc.  
Tuesday, 9:00am, November 14, 2018**

Meeting called to order at 10:08am by James Ro. A quorum was established. Charles Pickering Jerry Sorgenfrei, Steve Patty and Les Davis. James Ro from Sunvast was present. Deborah Coppola was absent. October meeting was not valid as it was not posted on timely manner.

Confirmation of Proper Meeting Notice: The meeting notice was posted in accordance with the Florida Statutes and the Bylaws of our Association

Minutes of previous meeting: Charlie made a motion to approve August meeting minutes. Steve seconded and motion carried.

Treasurer's Report: Charlie read September report.

Committee Report

- ARC approved 6 projects

Manager's Report:

- 2019 proposed budget has been prepared
- Truscage trimming has been completed
- Insurance reimbursement for irrigation repair has been paid

Unfinished Business

- a) 55 Plus Community: Board reviewed the document amendment to become a 55 Plus Community. Charlie made a motion to accept this amendment and Steve seconded. This amendment will be proposed to the homeowners for their approval. Motion passed. Attorney will be invited for Q&A session in early January before the Annual meeting
- b) Irrigation at Pine and Medical: Board reviewed Truscage proposal and Englewood Proposal. Deborah made a motion to spend up to \$7133.50. Steve seconded. Motion passed.
- c) Mulch: Instead of mulching again, remove over mulched area and move to new area. Les made a motion and Steve seconded. Motion passed.

New Business

- a) Truck and trailers for move in and move out. Les Davis made a motion to approve to allow trucks, pod and trailers for temporarily use in General Rules. Steve seconded and motion carried.  
Unit owner shall have up to 7 business days to have commercial vehicles for move in and move out; such as Pods, box trucks and trailers. Must request a variance from Property manager.
- b) Curbing and Pavers update: Les made a motion and Charles seconded. Motion carried.

- Ad to pouring curbing owners may use pavers(bricks) to edge walkways to and center island. Bricks (pavers) must be embedded into soil to prevent flying objects during severe weather.
- c) Mulch Contract: Les made a motion to cancel mulching the lot. Steve Patty seconded and motion carried.
  - d) 2019 Budget: Steve made a motion to approve 2019 budget and monthly fee of \$225 and Les Davis seconded. Motion carried.
  - e) Painting is scheduled in 2019. About 36 units.
  - f) Suggest leaving the garbage cans in same middle spot rather than two different sides of villa.

Adjournment: Steve made a motion to adjourned. Deborah seconded. Motion carried.

Next meeting is January.

Meeting adjourned at 9:48am