

Stonehedge Residents Incorporated (SRI) Meeting 29 October, 2025 Main Hall Club House

The October 29, 2025 SRI Board Meeting was called to order at 9:03 am. Cliff Thomson presided.

Pledge of Allegiance and Invocation

RollCall: Thomson, Ellingson, Curvin, Finley-Donohue, Horaney, Huffman, Rice, Tudor, Williams absent, also present Curry and a number of residents.

New Resident Pam Gross 189 First time attending meeting.

Secretary's Report:

- Read 09172025 meeting and 10292025 Agenda minutes for approval
Discussed corrections
- Tudor Motion to Approve with corrections, seconded
- All approved Williams Absent

Treasurer's Report:

- Read and discussed.
- Horaney there was a mistake in the financial report of the first loan. At the end of September, we had \$43,997.4 cash on hand and in reserves, we had \$169,129.77. Cash on hand, we should have at least 3 months worth of cash to cover our expenses should something happen. Right now we don't even have a month so we need to work on that. All of the other amounts remain the same.
- Curvin Motion to approve, seconded
- All approved, Williams absent

Manager's Report: Read and discussed

Review Architectural Applications:

Huffman:

- Unit 10: Repair small holes in driveway and repaint darker shade of gray (top coat)
 - Huffman Motion to Approve, 2nd All approved Williams Absent
- Unit 82: Mini-split A/C Florida Room, Compressor right side on unit on pavers.
 - Huffman Motion to Approve, 2nd All approved Williams Absent
- Unit 203: Epoxy driveway 628 Sq ft Color Mars Gray
 - Huffman Motion to Approve, 2nd Finley-Donohue Abstain, Williams absent, All others approved

Committee/Advisory Group Reports :

Rice: Long Range Planning Meeting Nov 12th after Donuts

Old Business -Discussion/Action Items:

- **Shuffle court screen** Thomson: tabled for 30 days
- **Spectrum Internet Contract** Finley-Donohue: Renewal Contract has been signed and will be activated on December 26, 2025
 - Billing Effective Date: 1/25/26
 - Spectrum will mail letters to all addresses and residents prior to activation which will notify that renewed bulk services effective 12/26/25, what services they can receive under bulk, and the phone # for them to call if they have questions.
 - If the owner already has an active account and does not wish to make any changes they do not need to call into Spectrum.
 - Cost \$48.62 per unit plus tax - this is included in your Association fee
 - We are going from Spectrum TV Select to Spectrum TV Select Plus
 - 160 Channels
 - Adding Nickelodeon, SYFY, NFL Network, MLB Network, NBA TV, NHL Network, ESPN2,
 - All the current streaming App Plus the Tennis Channel
 - Internet will be 600mbps x 20mbps

New Business - Discuss Action Items

Presidents Report:

Thomson:

- Walked with Art around the back of units. Lots of mold, rock, and bricks Please take a look at your back yard.
- Art will be doing tree trimming, what he can't do we will discuss with Joe Lehman
- Reported a paper plate theft. Lets use common sense .. its our loss
- Gus Ayers has been doing a tremendous job with the beacon for many, many years. He is retiring at the end of December. We have a few people interested in taking over.
- Unit 16 all violations have been corrected and handled, and will be going through ownership change
- The \$500 capital fee that we have been discussing, will not be allowed by our lawyers.

Roof Replacement:

Huffman:

- Roof replacement narrowed down to 3 companies
 - Watertight \$175,480 shingled roof
 - Cisco \$142,780 Shingle roof
 - Roof Tech \$152,500 Metal Mansard

- Roof Tech is recommended, good reviews, quoted Metal Mansard and agreed to \$95 per sheet of plywood as priced by other companies. Several discussions ensued.
- Huffman also mentioned Duke Energy will give a 16 cent rebate on white roofs. Potential rebate of \$976
- Huffman: Motion to approve RoofTech Cool White TPO roof with Metal Mansard at a cost of \$152,500
- Motion 2nd, Thomson, Finley-Donohue, Horanry, Rice, Tudor Yes, Ellingson, Curvin No, Huffman Abstained, Williams Absent.
- Motion Approved 5-3

Open Carry Common Areas

Thomson:

- In 2023, the Florida Legislature amended many existing firearm statutes, including granting the right to carry a concealed firearm without a license. We received an opinion from our Lawyers outlining the different restrictions and procedures.
- I suggest we go back to the attorneys and ask them to draft a resolution with certain restrictions regarding the covered arms here at Stonehedge.
- Discussion ensued

Decision to have Lawyers draft a resolution and come back to the residents for approval.

Community Dumpster

Curry:

- We currently have 2 6 yard dumpsters for a total of \$2764 a month.
- Priced an 8 yard with 2 doors for \$1843 a month, with a saving of \$11,000 a year.

Tudor Motion to replace the 2 6 yard dumpsters with one 8 yard dumpster.

Motion 2nd, All Approved, Williams Absent

Office Flooring

Thomson: Office flooring needs to be replaced. It will cost between \$4,500 & \$5,000. Recommending to table to First of year, or when we have the finance available.

Electric Pedestal Replacement

Curry: We have 10 F rated Pedestals. F =not an emergency yet, but they could go anytime.

- 9 2 gang @ \$3300 each
- 1 4 gang @ \$5900 each

Recommend that we take the money from reserves to replace these now.

Tudor: Motion to take expenditure from reserves to pay for the 10 F Rated Electric Pedestals., as this is an existing hazard.

Motion 2nd, All Approved Williams Absent

Dog Walk Singage

Thomson : Table till next month

Open floor Comments & Concerns:

Sue Elton: Hole in fence between my unit and Pavillion

Huffman: More savings from Duke Energy transitioning from regular light bulbs to LED.
Curry will be transitioning them as they are replaced.

Announcement:

Budget Meeting November 19th at 9:00am

Free Charity Event November 8th Club house 4:00 - 7:00 pm RAIN Kindness Rain

Music

Adjourn: A motion was made and seconded to adjourn the meeting at 10:23am.

Jean Finley-Donohue, Secretary