

STONEHEDGE RESIDENTS INCORPORATED (SRI)
SRI BOARD AGENDA MEETING

February 11, 2026 Agenda Meeting was called to order at 9:00 am. Terry Ellingson presided.

Roll Call: Thomson and Rice Absent, Ellingson, Curvin, Finley-Donohue, Horaney, Huffman,Tudor, Williams, Also Present Curry, and residents

Agenda:

Review of Architectural Requests:

- Motion to approve Unit 77: Removal of grass area out front, and replace with kidney shaped surrounded by rocks. planting bird of paradise and ponytail palm. Filled in with stone.
2nd, Ellingson, Curvin, Finley-Donohue, Horaney, Huffman,Tudor, Williams, All approved, Thomson and Rice Absent

- Motion to approve Unit 93. Installing new window and door in front sunroom.
2nd, Ellingson, Curvin, Finley-Donohue, Horaney, Huffman,Tudor, Williams, All approved, Thomson and Rice Absent

- Motion to approve Unit 140. Change posts, remove some and add some concrete to make the driveway 14ft from the unit, install new downspouts.
2nd, Ellingson, Curvin, Finley-Donohue, Horaney, Huffman,Tudor, Williams, All approved, Thomson and Rice Absent

- Motion to approve Unit 154. Demo existing window a/c and install a new Mitsubishi mini split in front lanai, condenser installed on left side of unit.
2nd, Ellingson, Curvin, Finley-Donohue, Horaney, Huffman,Tudor, Williams, All approved, Thomson and Rice Absent

- Motion to approve Unit 178. Installing new window mini split, condenser unit on front right side.
2nd, Ellingson, Curvin, Finley-Donohue, Horaney, Huffman,Tudor, Williams, All approved, Thomson and Rice Absent

- Motion to approve Unit 209. Widening driveway to 14ft, extending cement to end of shed to make sidewalk, move carport supports.
2nd, Ellingson, Curvin, Finley-Donohue, Horaney, Huffman,Tudor, Williams, All approved, Thomson and Rice Absent

- Motion to approve Unit 211. Improve lanai with new framing, siding insulation and replace windows and doors.
2nd, Ellingson, Curvin, Finley-Donohue, Horaney, Huffman,Tudor, Williams, All approved, Thomson and Rice Absent

Finley-Donohue: Motion to bring unit 211 architectural request for new sidewalk to the meeting.

2nd, Ellingson, Curvin, Finley-Donohue, Horaney, Huffman, Tudor, Williams, All approved, Thomson and Rice Absent

Discussion ensued about the Architectural Guidelines recommendation of 3ft, and that anything bigger would be an exception. There was also discussion that the Architectural Review group needed to convene and review the guidelines as some are contradicting. Unit owners of 211 will withdraw current requests and submit a new one after the guidelines can be reviewed.

General Park Discussion:

- Curry: Need to have the US19 Wall that was hit, on the Agenda for the Board Meeting. Insurance Company agrees to \$3000.00. The cost of the estimate to repair is \$3000.00, and the cost to remove the wall is \$1000.00
- Curry: Need to add the Master Occupancy Agenda to the Board meeting
- Ellingson: The roof contract is still being discussed by both Attorneys. They are not in agreement on how the warranty works. They need to work this out before we can move forward.

General Discussions ensued.

Motion to Close meeting

A motion was made and seconded to adjourn the meeting at 9:53 am.

Jean Finley-Donohue, Secretary