

Stone Creek Pointe Condominium Association

Meeting Minutes

Date: August 28, 2025

1. Call to Order

The meeting was called to order at 6:02 PM.

A quorum was established with the following board members present:

- Lev Kravinsky
 - Christine Caudle
 - Jeremy Lindy
 - Marc Bahn
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2. Approval of Previous Meeting Minutes

The minutes of the previous meeting held on **May 29, 2025**, were unanimously approved by the Board.

3. Project Updates

- **Special Assessment:** Eleven owners have not yet paid. At the end of September, any unpaid accounts will be charged interest and sent to the Association's attorney for collections. A few owners have made payment arrangements.
- **Milestone Project:** THS National, LLC was awarded the contract for the Milestone project in the amount of **\$163,518**. Karins Engineering will provide oversight services for a fee of **\$10,000**. The project will begin once the gable work has been completed.
- **Gable Refurbishing:** THS National, LLC was awarded this project and has completed approximately **40%** of the work. The gables on the east side of the property have been completed and painted. Work is currently underway on the south side and center building.
- **Water Management:** The weir on the north side of the property, which regulates water flow levels, required debris removal as mandated by Hillsborough County. This work was completed at a cost of **\$1,825** and has been approved by the county. The county also required removal of a portion of the sandbags on the south side of the property, completed at a cost of **\$500**.
- **Board Elections:** Due to only five candidate applications being submitted, an election was not required. The following individuals will serve as the 2025–2026 Board officers:

- Lev Kravinsky, President
 - Ryal Baker, Vice President
 - Christine Caudle, Treasurer
 - Jeremy Lindy, Secretary
 - Marc Bahn, Board Member
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4. New Business

No new business was brought before the Board.

5. Open Discussion

- **Financial Reports:** Available on the Stone Creek website under *Documents*.
 - **Dryer Vent Cleaning:** Property cleaning was completed in August. Vent cleaning will be handled and covered by the Association.
 - **Wildlife Concern:** Owners expressed concern regarding the growing duck population and related mess. Management will remind owners not to feed wildlife and to be respectful of others.
 - **Termite Concern:** An owner raised concerns about termites in their unit. Management will direct the pest control company to inspect and address the issue promptly.
 - **Short-Term Rentals:** Short-term rentals and leases are **not permitted** at Stone Creek Condominiums.
 - **Postal Boxes:** Concerns were raised regarding the condition of the U.S. Postal Service mailboxes. Management will obtain bids for replacement and present them to the Board.
 - **Fining Committee:** A Fining Committee consisting of three owners will be reestablished to help uphold the property's rules and regulations.
 - **Tennis Courts:** Owners raised questions about the future use of the tennis courts and the potential reuse of the area.
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6. Adjournment

The meeting was adjourned at 7:05 PM.

7. Next Meeting

The next meeting is scheduled for **November 11, 2025, at 6:00 PM.**

Submitted by: Jeremy Lindy - Secretary