

Stone Creek Pointe Condominium Association

Board of Directors Meeting Minutes

February 17, 2026 – 6:00 PM

1. Call to Order

The meeting was called to order at 6:00 PM on February 17, 2026, by President **Lev Kravinsky**.

2. Roll Call / Quorum

Board Members Present:

- Lev Kravinsky
- Jeremy Lindy
- Stephen Furtek

Three (3) of five (5) board members were present, constituting a quorum.

3. Proof of Notice

Notice of the meeting was properly posted and provided to all condominium owners in accordance with association requirements.

4. Approval of Prior Minutes

The minutes from the November 11, 2025, meeting were distributed prior to the meeting.

A motion was made and seconded to approve the November 11, 2025, minutes as presented.
Motion carried unanimously.

5. Financial Report

- Approximately **\$820,000** is currently held in Reserve Accounts.
- Five (5) owners have not yet paid the special assessment.
- Two (2) owners are currently on approved payment plans.
- Approximately **96%** of owners have either paid in full or are on payment plans.

No additional financial matters were raised.

6. Maintenance & Operational Updates

Management provided updates on recently completed items:

- Tennis court fence repairs completed and lock repaired.
 - City-required drainage cleaning completed.
 - Missing mailbox doors installed.
 - Annual sewer jetting completed.
 - Breezeways pressure washed in January.
 - Second lift station pump replaced.
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7. Milestone & Capital Project Updates

Milestone Project:

- Work was paused after Karins Engineering submitted change orders exceeding anticipated costs.
- A second contractor (who completed work in 2016) has been engaged to rebid the project with an independent engineer.
- Immediate structural shoring was completed where required.
- Both two-story and three-story buildings will be evaluated.
- New proposals are pending.
- Goal is to remain at or below budget while maximizing scope.

Gables:

- Structural reinforcement completed.
- Work inspected, permitted, and signed off by the County.

Stairs & Balconies: Board clarified there is currently **no state-imposed deadline** requiring completion within a specific timeframe. The Board emphasized completing the work correctly and responsibly.

8. Owner Open Forum

Topics discussed:

Termite Activity

- Owners reported recurring termite evidence.
- Management will continue monitoring and coordinating treatments as needed.
- Owners encouraged to report activity promptly.

Roach / Pest Concerns

- Clarification provided:
 - Owners are responsible for pest control inside their units.
 - Association responsible for exterior/common area pest control.
- Board will evaluate whether expanded building-wide treatment is necessary if complaints increase.

Landscaping Concerns

Owners expressed concerns regarding:

- Pine needles and debris not being removed.
- Dead or missing shrubbery.
- Overall curb appeal and consistency.

Management will contact the landscaping vendor to address quality concerns and review service expectations.

Beautification Projects

- Painting buildings remains a potential long-term project.
- Owners encouraged to submit beautification ideas in advance of meetings for agenda inclusion.

Fining Committee & Governing Documents

- Owners requested clarification regarding finable violations.
- Board will review governing documents and provide clarification.

9. Next Meeting

The next quarterly Board Meeting is scheduled for: **May 12, 2026 at 6:00 PM**

10. Adjournment

There being no further business, a motion was made and seconded to adjourn the meeting.

The meeting was adjourned at approximately 6:35 PM.

Respectfully Submitted,

Jim Hellmich

On behalf of the Board of Directors

Stone Creek Pointe Condominium Association