Stone Creek Pointe Condominium Association
Board of Directors Meeting Minutes
November 10, 2026 – 6:00 PM

1. Call to Order
President Lev Kravinsky called the meeting to order following resolution of audio difficulties. The meeting was held in person and via Microsoft Teams, with adoption of the 2027 budget as the primary business.

2. Roll Call / Quorum
Present: Lev Kravinsky, Jeremy Lindy, and Stephen Furtek.
Absent: Christine Caudle and Marc Bahn.
Three (3) of five (5) Board members were present, constituting a quorum.

3. Proof of Notice
The President confirmed that notice of the meeting was properly provided to owners at least fourteen (14) days in advance.

4. Approval of Prior Minutes
Lev Kravinsky moved to approve the previously circulated minutes. Jeremy Lindy seconded. The motion carried unanimously.

5. Financial Report
The 2027 budget projects operating expenses of approximately $558,410, compared with approximately $562,000 in the prior year. Reserve contributions and management fees are essentially unchanged, utility charges are flat, and insurance expense is projected to decrease by approximately $19,000. Repairs and maintenance are budgeted to increase by approximately $10,000. Payroll changes reflect pay-period timing and prior-year turnover.

Projected 2027 reserve figures, presented as rounded estimates, are a beginning balance of approximately $482,000, contributions of $222,000, expenditures of $294,000, and a year-end balance of approximately $409,000.

6. Milestone and Capital Project Updates
Three-story building metal and stair repairs: Engineering drawings and permits are approved, and pressure washing and preparation are underway. Welding is tentatively scheduled to begin November 16–17, 2026, pending contractor confirmation. Management anticipates at least sixty (60) days to complete, weather permitting.

Delays were attributed to a change in engineering firms, revised drawings, and permitting. Hillsborough County is monitoring the work, and the Association remains in compliance.

The 2027 reserve budget includes approximately $124,000 for continued metal repairs at the two-story buildings and $90,000 for breezeway preparation and painting. Additional planned

reserve work includes landscaping improvements, building plumbing shutoff valves, termite treatment, gutter repairs, and limited balcony repairs.

The Board discussed prioritizing critical structural work and scheduling the remaining report items over time while preserving funds for other needs. The President clarified that all work identified in the report must be completed, with timing based on priority.

7. Management Update
The maintenance shop roof replacement was completed for $13,100, against an $18,000 budget. A custom replacement parking-lot drainage grate has been ordered at an anticipated cost of approximately $5,600.

The plumbing shutoff-valve project will allow individual buildings to be isolated during repairs, reducing the need for community-wide water shutdowns.

Management will notify affected owners and residents once the construction schedule is confirmed and will clarify any unit-access requirements. Screen restoration and specific balcony concerns will be reviewed with the contractor.

8. Owner Open Forum
Owners raised the following:

Parking lot: Faded space markings and possible seal coating. Management will obtain three proposals for restriping, to be funded through the operating budget. Seal coating is not currently planned.

Dumpster and maintenance area: Dumping and deteriorated screening. Management will review options and pricing for a barrier or replacement screening.

Commercial vehicle: A commercial or food-service vehicle parked on property. The Board and management will monitor for improper dumping and other violations and address any that are documented.

Landscaping: The distinction between operating expenses, such as mulch, and reserve-funded capital improvements. Management will review specific tree and landscape needs during property walks.

9. 2027 Budget
The Board reviewed the proposed 2027 operating and capital budgets. Monthly assessment increases range from approximately $9 to $13 per unit, depending on unit type, as shown in the assessment schedule provided to owners.

Lev Kravinsky proposed reallocating approximately $6,000 from reserve landscaping funds to replacement pool furniture, with no change to the proposed assessments. Following discussion, including the distinction between reserve and operating expenses, the Board approved the reallocation.

In response to owner questions about whether higher reserve earnings could offset assessment increases, the President noted that additional interest would likely cover only a portion of the increase and supported reviewing safe investment options.

The Board directed management to:

1. Consult the Association attorney on permissible, safe investment options for reserve funds, including certificates of deposit.
2. Confirm the required treatment of interest earned on reserve funds, including whether it must remain in the reserve account.
3. Obtain three proposals for parking-lot restriping.

Budget Adoption: Lev Kravinsky called for adoption of the 2027 operating and capital budget as noticed to owners, with the assessment increases shown in the schedule effective January 1, 2027. The budget was adopted 3–0, with Lev Kravinsky, Jeremy Lindy, and Stephen Furtek voting in favor.

10. Next Meeting
The next quarterly Board meeting is scheduled for Tuesday, February 9, 2027, at 6:00 PM.

11. Adjournment
There being no further business, Lev Kravinsky moved to adjourn. Jeremy Lindy seconded. The meeting adjourned at approximately 6:51 PM.

Respectfully submitted,
Jim Hellmich
On behalf of the Board of Directors
Stone Creek Pointe Condominium Association