

Stony Ridge Board of Directors Meeting
General Session

September 19, 2023; Via ZOOM

PRESENT:

Mary Browne, President
Jane Rodgers, Secretary
Larry Brown, Treasurer
Mary Cameron, Vice President
Joe Iacobelli, AMI Property Mgmt.

Mary B. called the meeting to order at 6:01pm.

OLD BUSINESS:

- Review & Approval of General Session Minutes from August 15, 2023
- Larry made a motion to approve the General Session Minutes from August 15 2023; Mary C. seconded and all approved.
- Review & Approval Financial Statement(s)
- Larry reviewed the August, 2023 Financial Statement.
All the numbers look good. All accounts balanced. Asked to have the listed CIT Account's reflect the name change to First Citizens Bank. Also, requested, on the new system to have our familiar columns back, Joe will pursue these items.
- Mary B. made a motion to approve the August 2023 Financial Statements, Mary C. 2nd and all approved.
- Modification Request: 1036CC (Ray & Nancy Antenucci)- Back Deck (approved 8-17-23). Work not started yet.
- Modification Request: 938 CC-(Janice Alexander) – Back Door Wall (approved 8-27-23)
- Modification Request: 1224 CC-(Walt & Sandra Spencer)-Garage Door (approved 9-5-23.)
- Larson Remodeling: Estimate to repair and stain the Gazebo/Mailbox areas in 2024 for \$3440.00 was approved by the board 8-30-23. Joe will address in the spring. Shingles are stored in Jane's garage.
- The SavaTree Estimate #994761 for \$8,793.00 was Board approved on 8-29-2023. Waiting for a response to Joe I's questions about the estimate, work to be scheduled in October. Update: SavaTree started the work on 9-25-2023.

NEW BUSINESS - Board Action and/or Discussion

- 2023-2024 Snow Removal Bids emailed to Board
- Bids Received: Superior Scape Inc.-\$61,098.00-Jake Ryan Landscape-\$67,268.00-Capital Landscapes-\$57,100-J's Lawn and Snow-\$53,425.00. After discussion, J's Lawn and Snow was chosen. Joe will see if a 2-year contract would be of interest. Larry made a motion to accept and Mary C. seconded. All approved.
- Holiday Decorations: Shine has been notified to install on or after 11-10-2023, remove by 1-09-2024.This also includes the Association's Wreath.
- Sprinkler Schedule (effective 9-1-2023) Monday, Wednesday, & Sunday.
- Sprinkler Shut Off Date: On or around 9-26-2023.

- Luigi Ferdnandi Quote #23495 – 950,1024 and 1030 CC-Added 2023 work Price \$3500.00, if added to 2024 work \$2385.00. Luigi's is not responsible for black tire marks, hidden utilities and unmarked irrigation lines and heads, per Proposal/Contract.
- SavaTree Property walk -Emailed notes to Terry Jenkinson and board 7/5/2023. Awaiting quote from Terry. Work to be done in the fall (onsite 9-25-23)
- 1212 CC (Donald Kacy)-Front tree elevation, already on Board approved SaveaTree Estimate #994761 on 8-29-23.
- 950 CC- (Jim Wolfe)-Cement porch, steps, walkway and driveway. Quote received and Walkway approved for 2024. *See Luigi's Quote #23495 above.
- 1152 CC (Jerome Fritz)-Front Porch Cap Crack: Weeds. The weed was moss growing in crack. The Crack will be addressed in 2024.
- 902 CC (Harriett Marenas)-Arborvitae Plants, Spruce Tree replacement for privacy. Arborvitaes' have been cut back and will have Terry assess on walk in 2024 for replacement if needed.
- Center Rock wall Project: Joel w/Asam Oaks assessed the project and thinks repair needs to be done by a company with large equipment. Joe will call for bids from larger landscape companies.
- 1151 CC122 CC-(Geri Day)-Was happy with the work done by Adams Oaks with the weed removal and trimming along the Rock Wall next to her Condo.
- The 3 signposts at the entrance have been repaired, having new bases and painted.

Next Board Meeting date is (3rd) Tuesday, October 17, 2023 at 6:00PM, EST

General Session Meeting adjourned at 7:16 PM

Respectfully submitted 9/25/2023
Jane Rodgers