

Stoneybrook Master Association, Inc.
Board of Directors Meeting
August 26th, 2008

Call to Order:

The August 26th, 2008 Board of Director's meeting was called to order by President John Santaniello at 7:04pm. Darin Stewart, Mark Krush, Damon Patai, Tony Gregory, Alan Gelb, Karen Miller, John Bunke and Terry Theret were present. Angie Tucker and Michelle Paul were present representing Sentry Management.

Proof of Notice of Meeting:

The notice of the meeting was posted at the fitness center, resident entry gate and on the access TV channel and community website in accordance with covenant requirements.

Approval of Meeting Minutes:

A motion was made by Terry Theret to approve the minutes for the July 2008 Board meeting. Damon Patai seconded the motion. Motion carried unanimously.

President's Report:

- Collection Policy:
 - Implementation of this policy has proven to be very successful
 - Thanks to Michelle Paul from Sentry, Fitness Center Director Susie Santaniello and Fitness Center employee Craig for all their efforts in getting the policy underway.
 - The Association has had over \$12,000 in overdue payments paid since implementing the policy.
 - Attorney Jim Gustino has collected an additional \$16,000 since July 31st.
 - Payment of these back dues helps equally spread the financial burden of the Association to all who reside here.
- The 'Please Use Merge Lane' sign is up. Thanks Michelle!
- The 'Towing Policy' continues to be effective
 - The Towing company is patrolling each night
 - The company provides violation information to Management
 - Enforcement of Association parking regulations is taking place.
- The new dividers separating the resident and visitor entrance lanes at the Resident's Gate have been ordered.
- Terry Theret, Karen Miller & Alan Gelb are currently reviewing the Association's architectural review standards in order to propose possible changes in light of the recent amendment to the Florida Statutes regarding homeowners' associations. Thank you for your efforts on this.
- The Fitness Center has changed cleaning services.
 - We should see an improvement in service and some budget savings with the change.
- The Activities Committee had 93 of the 95 expected guests participate in the Luau Party at the Fitness Center. Lightning provided a few challenges but overall it was a great success.
- Cheval Street Lighting Project: Addition of 3 streetlights to help with security and safety in this area.
 - Michelle stated that installation could start as early as next week.

Management Report:

- Report was submitted in writing to the Board prior to this meeting

Old Business:

- HBL Update: Delivered by Dave Reid of HBL Communications
 - HBL has added a coating to the satellite dishes to help with some intermittent rain fade problems
 - A larger main dish will be added in a couple of weeks to also help rectify this problem
 - Representatives of HBL will be at the Golf Club House the week of 9/8
 - Residents should bring a copy of their Comcast bills for the period of time from January 1, 2008 through the date which their neighborhood received active service by HBL.
 - HBL will take this back to their offices and compute the credit due
 - Information on this credit opportunity has already been mailed to the residents, posted on the website, and recently posted on signage at all the entrance gates.
 - Challenges addressed by Dave:
 - Rain fade
 - Customer Service wait times
 - Working on establishing a live online chat room for additional access to Customer Service Representatives
 - Will have a party on 09/11 at the Golf Clubhouse to introduce VOIP phone service, what it is and how it works.
 - A number of residents including Terry Giller of Windsor Place and Kathy Reibsamen of Buckingham Run strongly voiced their concerns, which heavily emphasized customer service challenges they are encountering with HBL.
 - A number of Board members echoed some of the same concerns.
 - Darin Stewart stated that the Board has frequently received complaints and has forwarded them to HBL.
 - Darin also strongly recommended that everyone send his or her complaints to HBL directly.
 - John Santaniello also stated that every email he has received has been sent directly to HBL.
 - John stated:
 - He has also had challenges
 - HBL keeps excellent records as evidenced by the follow through that he has done with various homeowner challenges.
 - 9 out of 10 times HBL has stepped forward to make sure everything is as it should be for the resident.
 - John summarized:
 - Customer Service is an ongoing issue with HBL
 - It has not been acceptable, it has gotten better, but it still must be improved to a more acceptable level
 - Original focus of HBL was the installation of the system
 - Current focuses should be on:
 - Rain Fade
 - High – Definition
 - Internet
 - Insure competitive pricing
 - An informal survey will be addressed in the next community newsletter
 - Dave will be taking all of the first hand information he has received this evening back to the HBL leadership to address these issues.

Building Committee:

- Darin Stewart has had conversations with Grayhawk, HBL's parent company who will be handling the construction
- Some time in this project has been lost due to additional negotiations.
- Construction drawings are underway
- Engineers have been selected
- Orange County requires that a full survey (plat) for construction.
 - Expect to have selected a surveyor and all costs involved by 8/27 in order to have it completed by the following week.

New Business:

- Tennis Court Resurfacing:
 - Discussion took place regarding the resurfacing and repair of some or all of the courts
 - Board chose to have all the courts done at the same time
 - The Fitness Center Director Susie Santaniello established a survey that was utilized by many of the current tennis court users regarding court color scheme
 - The consensus was to use the color palette used by the U.S. Open (dark blue on light blue)
 - Susie suggested that Varsity Courts, who has done all the work on our courts in the past, complete all work. They have always come in as the lowest bid and provided a good product.
 - Tony Gregory motioned to waive the 2nd & 3rd bids as is normally required. John Santaniello seconded the motion. The motion passed unanimously.
- Gate Entrance Electronic Signage:
 - After review of the signage proposals and some discussion:
 - Darin Stewart motioned that the Board adopt Jayco's proposal #106253 at a cost of \$8,800 with the possibility of modifying the current letter size equaling 4 lines of text to letter sizing that would provide 5 lines of text at a cost not to exceed \$10,000 plus sales tax. This project would be paid out of the 2009 budget.
 - John Santaniello seconded the motion
 - The motion passed unanimously.
- Reserve Study Update:
 - Mark Krush provided an overview of past actions
 - The Association hired the same company that performed the original Reserve study several years ago.
 - Results: There were no significant changes required from the existing reserve funding plan.
 - Net Result is that a 3% growth per year is right on track to insure the Reserve funding is proper to handle the future needs of the Association.
- New ARC Standards for Driveways and Sidewalks
 - Alan Gelb authored the revised standards, which were disseminated to the Board via email.
 - The standards were unanimously approved.
 - Tony Gregory requested more definitive parameters to be used for the approval process
 - Alan stated that the parameters would be on a village by village basis
 - John Santaniello added that at least 3 members of the ARC would have to approve the request for it to be granted. If it was not a unanimous decision, the request would be brought before the Board.

Next Meeting Date:

The next regular Board of Directors meeting will be held on September 16th, 2008 at 7:00 P.M. at the Stoneybrook Fitness Center.

Adjournment:

9:50 PM

Respectfully Submitted,
Damon Patai, Secretary