

Stoneybrook Master Association, Inc.
Board of Directors Meeting
August 22nd, 2006

Call to Order:

The August 2006 Board of Director's meeting was called to order by President, Tony Gregory at 6:38pm at the Stoneybrook Fitness Center. Board members Tony Gregory, Darin Stewart, Mark Krush, Damon Patai, Jack Baumgardner, Abdullah Zeini, Anand Singh and Allan Gelb were present. John Santaniello was absent. Brooke Coniam was 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 in accordance with covenant requirements.

Approval of Meeting Minutes:

A motion was made by Damon Patai to approve the minutes for the July 2006 board meeting. Jack Baumgardner seconded the motion. Seven voted in favor and Mr. Singh abstained, as he was absent from the July meeting. Motion carried.

President's Report:

President Tony Gregory led the meeting with a candid discussion of safety and security in Stoneybrook.

- A description was provided of the types of criminal activity that have taken place recently
- A summary was given of the steps the Board has taken and additional steps being considered to address these concerns
 - Increased the number of hours of patrol by Orange County Sheriffs
 - Focusing the hours on areas of criminal activity
 - Tony relayed specific instances where the increased patrols have led to arrests
 - Upgrading of camera systems at the Gated Entrances and the Fitness Center
 - Discussion of other potential security measures
 - Unmarked patrol cars
 - Looking into the legalities and enforceability of curfews
- Alan Gelb suggested utilization of Fox Security in marked cars patrolling the development
- Brooke Coniam (Sentry Mgmt) stated that Fox would not be able to physically do anything, as they are a gate attendant company, not law enforcement.
- Alan stated that just the presence could be a deterrent.
- Tony also discussed what the Association's role is in responding to the situation... We as homeowners must also take responsibility for the safety and security of our property and ourselves. The Association will facilitate to the extent possible as previously discussed and will also communicate events to the residents to raise awareness.

The next topic of conversation was the overcrowding of the schools and the challenges it presents.

- Tony has received a large number of emails from very concerned parents regarding the new Stone Lakes Elementary School
- Tony has spoken with members of the School Board stating that:
 - He addressed overcrowding issues with the Board during their January board meeting at which time the School Board stated (paraphrasing) that of the rezoning which was approved was best for the area in the long term
 - He is requesting that the School Board provide responses to the questions of overcrowding based on the fact that the new school opened at approximately 44% over the school board's original projection
- Tony will communicate information to the Community through various means available (website, newsletter, email, etc.)

- Tony asked that residents attend meetings regarding these issues in order to be a part of the solution.

Management Report:

- Property Management is meeting with the St. John's Water Management District about various areas and trees that may need attention.
- Management met with Fox Security
 - Met with the company VP who stated that he was shocked by the challenges being brought to his attention.
 - Bridget is now the Supervisor
 - Things are going well under her direction
 - Any further challenges are to be brought directly to the VP's attention.

Committee Reports:

1. Finance –

- Budget recap was provided
- Current deficit due to lower than anticipated income from resale of homes and payment for an roadway engineering study

2. Gatehouse –

- Report given by Dan McCarthy, Committee Chairman
- Last meeting was informational due to it being the 1st meeting for all in attendance
 - Requested definition of Stonebrook's status: Gated or Guarded
 - Tony stated that we are a 'Gated' Community. Outside of steps already taken, requested suggestions as to what else the Association can do.
 - Dan suggested utilizing community outreach programs supplied by Orange County
 - Cyndi Lewis (resident) suggested more information on the website as to specifics of criminal activity as awareness is a strong deterrent
 - Alan suggested additional use of channel 63
 - Tony stated that addresses provide too much personal information. Use street names only in descriptions to the community
 - Mark Krush suggested Neighborhood watches. Will check with Officer Riley from Orange County Sheriffs Office for more information.
 - Dan asked if the Committee should be the conduit for this kind of communication
 - Responses agreed to in light of recent criminal activity include: (1) awareness to be emphasized on the website and newsletter (2) unmarked patrols to be requested in certain problem areas (3) possibility of police sting to be discussed with authorities.
 - Board agreed that a change in name to Gatehouse & Safety Committee
 - Committee will carve out new role and scope of its duties.

3. Infrastructure –

- Alan Gelb provided this report
- Roads were inspected and core drilling were taken
- Suggested repairs of cracks could increase life expectancy from 4-6 year to 6 – 10 years
- Requested using the report as a basis for quote on repairs
- Tony asked Property Management to get quotes for recommended repairs

4. Beautification –

- Report was submitted as part of the Board packet.
- Donna Hall provided report
- Committee is happy with Grasshoppers to date
- Donna is transitioning out as the chairperson and the committee will have new co-chairs

5. Communication –

- Tony provided this report.
- Continuing to utilize website, signage etc. to communicate to the residents
- Asked Property Management to utilize interchangeable signage at the entrances in place of the website sign.
- Newsletter (quarterly newsletter to be mailed on 8/25/06)
- Tony asked that those Board members that are liaisons to committees submit an article for each newsletter.
- Alan stated that there is a meeting on the Environmental Impact Study on 9/13 at 5pm at Timber Creek H.S.

6. Fitness Center –

- Damon Patai provided this report
- Report was submitted as part of the Board packet
- Discussed proposals for new audio system throughout the Fitness Center
 - 3 bids were discussed
 - bids included monthly charges for music services. Discussion occurred regarding the various options and music services
 - The board authorized SmartWatch for the equipment and asked that Management check with Adelphia as to digital box for music channels.
- Board was informed that Committee chose to spend up to \$1000.00 of Fitness Center generated funds for purchase of additional Weight Room equipment

7. Activities - No Report

8. ARC –

- Paint Extension Request
 - Request for additional time to repaint denied due to the property being a rental property in significant disrepair
- Color Addition Request for an unapproved color
 - Denied based on the fact that it is not a currently approved color. However, upon further discussion it was decided to begin the process of obtaining Community input on neighborhood color selections. A mail out will be sent to residents for input. Process should be complete in about 60 days.
- Request for fence on property on the Golf Course
 - Request was denied because it is explicitly prohibited in the association covenants. It was noted that any changes to the covenants requires a 2/3 majority approval by all residents in attendance at an annual (or specially called) meeting. The board made note to consider placing such an amendment change on the ballot for consideration at the 2007 annual meeting.

9. Old Business –

- Corrective Lawn Maintenance
 - Covenants give Board the authority to take corrective action for severe violations
 - Considering legal opinion on collection options for such corrective actions

10. New Business –

- Budget Process:
 - Additional Board Meeting set for Wednesday September 13th to prepare a draft budget for 2007.
- Board Meetings will be scheduled for the third Tuesday of each month.
- Traffic @ Avalon Gate
 - Challenges
 - Crosswalk is outside of the Stoneybrook Gate
 - Crossing guard only there 2 of the last 10 days
 - Possible actions – All being researched
 - Association is currently paying for Orange County officers in the AM & PM for crosswalk inside the Stoneybrook Gate (this was intended to be temporary until a permanent solution(s) can be implemented
 - Signage – possibly flashing yellows during necessary hours
 - Road reflectors at interior crosswalk to slow traffic
 - Association is publicizing the need for crossing guards on the website and newsletter. Applications have been obtained and are available at the on-site management office.
- Local Elections
 - Tony requested that everyone vote as many of the issues and challenges facing our community are being influenced by the District 4 County Commissioner, the School Board and the Orange County mayor.
- Stoneybrook West Transition Committee
 - Tony, Darin, & Mark met with representatives and exchanged information and ideas.
 - Possibility of group purchasing arrangements was suggested for future consideration.

11. Homeowner Questions/Comments for Board of Directors

- Why are the lights off in the Gate Bldg at night? It was speculated that the interior lights make it difficult for attendants to see outside at night. Having the lights off eliminates the glare and improves visibility. This will be verified with the supervisor of the gate company.

Next Meeting Date

The next Board of Directors meeting will be held on September 19th, 2006 at 6:30 P.M. in the Stoneybrook fitness center activities room.

A Special Budget Meeting will be held on Wednesday September 13th at the Golf Clubhouse.

Adjournment

10:20 p.m.

Respectfully Submitted,

Damon Patai, Secretary