

Stoneybrook Master Association, Inc.
Board of Directors Meeting
December 18th, 2007

Call to Order:

The December 18th, 2007 Board of Director's meeting was called to order by President, Tony Gregory at 6:40pm at the Stoneybrook Fitness Center. All Board members were in attendance. 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 Jack Baumgardner to approve the minutes for the November Board meeting. John Santaniello seconded the motion. Motion carried unanimously.

President's Report:

Tony recapped progress on the HBL cable installation

- Installation is moving rapidly and is ahead of projected construction schedule
- Head-end facility to be delivered on property next week
- January 2008
 - Continued connection of systemwide fiberoptics will continue and testing of signals will begin
 - HBL Communications will begin communicating with residents regarding individual connections and available services and pricing
 - Conversion is anticipated to selectively begin in late January and gradually increase thru early March
 - HBL website updated by 12/20 with overall package pricing. More specific pricing and services (i.e. individual services or ala cart services) should be discussed directly with HBL for customization. Stoneybrook website is being updated regularly to keep the most up to date status of construction and other applicable information available.
- Question and Answer session with residents occurred regarding cable transition, communications, and process for association dues credit until transition is complete.

Management Report:

- Submitted in writing by Michelle Paul.
 - Tony asked about the nature of violations in the ARC section
 - Progression on liens, payments and Association directed landscape maintenance were discussed
 - Michelle outlined current status of each
 - Will follow-up on outstanding items

Activities Committee:

Monique Schnaath provided written report to the Board.

Financial Report:

Submitted by Mark Krush and reviewed by the Board..

New Business:

- Transfer Membership Fee increase to \$500.00 (i.e. renters)
 - Darin motioned to adopt, Damon seconded, Board unanimously approved
- Ratification of the foreclosure bidding process
 - As the previous foreclosure proceed initiated by the Board resulted in the owners satisfying the lien just prior to the foreclosure auction, this ratification is no longer necessary at this time.
- Pet Waste Stations
 - Tony recapped past actions taken by the Board
 - Board approved a scaled-down version of the plan proposed in 07/2007 by a vote of 5 – 4.
 - Board discussed current status and budgetary factors
 - Management to research other alternatives
 - Board will accept Management's recommendations
- Towing Policy & Procedures
 - Tony outlined steps taken to date and the need for the formalization of procedures
 - Board discussed topic extensively
 - Towing company has received authorization signatures on file to order towings.
 - Normally will be handled by Management
 - Board members may sign in unusual circumstances when management representatives are not available.
 - Towing regulations already exist as provided for within the governing documents and no other formal notification is required to proceed with regular towing activities. As a courtesy, the community website and the January 2008 newsletter will remind residents of the regulations and the resulting towing procedures.
- Architect Selection for Fitness Center addition
 - Darin outlined the process to date and motioned to accept Hawk Fulwider as the architect
 - Alan seconded the motion
 - Board unanimously approved
- Building Committee
 - Discussion around the selection of a committee to propose uses for the Fitness Center expansion
 - Members to include: President, Vice-president, Secretary, Treasurer, Management, Fitness Center Director, possibly a member of the Fitness Center and Activities Committees (creation of committee and appointment of members done at the direction of the President pursuant to the governing documents)
- January Newsletter
 - Tony provided an overview of the status of the first edition of the newsletter that is being produced and distributed by Chloe B. Enterprises.
 - A proof of the initial newsletter will be circulated to the Board in early January for review. Upon review the newsletter will be reproduced and mailed in mid January (approximately 2nd or 3rd week of January depending on date of final approval of the proof)
 - 50 extra copies will be delivered to the Fitness Center as well as 1 copy mailed to each residence. In addition, a pdf version will become available on the community website
- AlphaGeo Drainage pipe work

- Mark outlined process to date which requires significant remedial action to address the issue of a high subsurface water table under the tennis courts. This situation has resulted in repeated and unsuccessful repairs to a portion of the tennis courts.
 - John motioned to accept proposal
 - Damon seconded
 - Board approved unanimously
- Mark suggested changing the monthly board meeting time to 7:00pm. Board agreed. All communications regarding board meeting times will be updated accordingly.
- Alafaya Trail Information
 - Alan provided an overview of a community meeting he attended on the Alafaya widening project
 - Light to be installed at Avalon Park Blvd and Innovation Way
 - Elimination of the acceleration lane at the Resident's gate of Stoneybrook (board discussed initiating communications with the county and FDOT to discuss incorporating a replacement acceleration lane into the final plans)
 - Estimated completion was stated as 2011
 - Innovation Way Phase I completion estimated for 2011
- New Relief School
 - Tony stated that the New Relief Elementary School is on schedule to open for Fall 2008. The school is located across from Timber Creek High School adjacent to the new vocational technical school. The rezoning proposal was approved at a meeting he attended in November 2007. Stone Lakes Elementary will realize a reduction in student population of several hundred students.

Next Meeting Date

The next regular Board of Directors meeting will be held on Tuesday January 15th, 2008 at 7:00 P.M. at the Stoneybrook Fitness Center.

Adjournment

8:35 PM

Respectfully Submitted,

Damon Patai, Secretary