

Stoneybrook Master Association, Inc.
Board of Directors Meeting
January 9th, 2007

Call to Order:

The January 9th, 2007 Board of Director's meeting was called to order by President, Tony Gregory at 7:22pm at the Stoneybrook Fitness Center. Board members Tony Gregory, Darin Stewart, Mark Krush, Damon Patai, John Santaniello, Abdullah Zeini, Allan Gelb & Jack Baumgardner were present. Brooke Coniam was present representing Sentry Management. Anand Sing was not present.

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 Damon Patai to approve the minutes for the November 2006 board meeting. Abdullah Zeini seconded the motion. Motion carried unanimously.

President's Report:

- Tony stated that he would for go this report in lieu of the Paint Color selection meeting that was to take place immediately following this meeting.

Management Report:

- Submitted in writing by Brooke Coniam.

Financial Report:

- Printed report submitted by Mark Krush
- Mark stated that we are within \$20,000 of being on budget for 2006.
 - A great job for \$1.8 million dollar budget!

Committee Reports:

1. Gatehouse –

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2. Beautification –

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3. Fitness Center –

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4. ARC –

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5. Old Business –

- House Paint Color Selection
 - Villages are meeting immediately following this Board meeting to discuss color options.
 - Guests from a local paint company provided some possible direction as to choosing they type and quality of paint to be used.
 - i. Would be on hand during the Village discussions to answer questions.
 - ii. Providing a discount to Stoneybrook homeowners

6. New Business –

Homeowners Questions:

- Questions arose regarding the Cable TV contract
 - Darin explained the following:
 - Current contract ends 08/07
 - The Board has hired a lawyer proficient in negotiating new cable contracts for homeowner's associations to research and obtain potential new contracts from those companies able to operate in our area.
 - Looking to have RFP's generated in the 1st quarter of 2007.

Next Meeting Date

The next Board of Directors meeting will be held on February 20th, 2007 at 6:30 P.M. in the Stoneybrook Fitness Center activities room.

Adjournment

7:37 PM

Respectfully Submitted,

Damon Patai, Secretary