

**Stoneybrook Master Association of Orlando, Inc.**  
**Board of Directors Meeting**  
**January 20<sup>th</sup>, 2009**

**Call to Order:**

The January 20<sup>th</sup>, 2009 Board of Director's meeting was called to order by President John Santaniello at 7:12pm. Darin Stewart, Mark Krush, Damon Patai, Tony Gregory, Allan 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 Damon Patai to approve the minutes for the January 20th Board meeting. Darin Stewart seconded the motion. Motion passed unanimously.

**President's Report:**

President John Santaniello stated that his report topics would be covered throughout the meeting.

**Management Report:**

- John Santaniello provided an overview of the Association's on-site manager, Michelle Paul, and her ability to manage the community and negotiate for goods and services that save the Association a great deal of money.
  - John cited Michelle's negotiations with OUC that provided repairs for vandalized street lights at no cost to the Association.

**Building Committee:**

- Darin provided the following information
  - Plans for the Fitness Center Expansion have been approved by the builder, Grayhawk.
  - Plans have been submitted to Orange County for permitting
    - Orange County may have some questions
    - Architect will provide answers or changes to Orange County as necessary
    - Process should go smoothly as currently; the County is not backlogged with permitting requests.

**Old Business:**

- **Cardio Equipment Lease**
  - Fitness Center Director Susie Santaniello provided the following:
    - Potential vendors and related costs
    - Suggested utilizing Gym Source's 'Tru' line of Cardioequipment
      - Gym Source would provide a credit of \$8,000 for the old equipment
    - Recommended a 3 year lease with a \$1.00 buyout clause to be available at the end of the lease.
  - After Board questions and discussion:
    - Darin Stewart motioned to accept the Gym Source Tru Line bid for 36 months with the \$1.00 buyout clause
    - Tony Gregory seconded the motion.

- The Motion passed unanimously.
- **Special Assessment**
  - John Santaniello provided an overview of the Association's current cash flow situation and how the Association came to be in this position.
  - Following Board discussion, it was determined that the need for a Special Assessment may be imminent.
  - An emergency meeting for the Community was to be scheduled for mid-February. Management was directed to find a date and location to accommodate the meeting.
- **HBL Update:**
  - Larry Hawkins, President of HBL was present at the meeting
    - Provided an overview of the current status of the company relating to hardware and service issues.
    - Discussed changes to be made on their Customer Service programs relating to but not limited to the following:
      - Hours of Operation
      - Availability of on-site & phone tech support
      - Minimizing of wait times
    - Discussed the rolling out of Voice Over Internet Protocols (VOIP)
    - Took questions from the audience on a wide range of topics related but not limited to:
      - Products & Services
      - Pricing
      - Customer Service & Billing challenges
      - Hardware
      - Internet speeds and drop-outs
    - Larry stated that he would be back at the next regularly scheduled Board meeting to get direct feedback on the changes that had been implemented.

### **Questions and Answers from the Homeowners:**

- One set of homeowners petitioned the Board to waive the de-activation and re-activation fees for having their amenities terminated and reinstated.
  - The Homeowners were provided proof of those payments made prior to deactivation of services
  - Darin Stewart motioned to waive the penalty fees, if review of the documents and discussion with Management by the Board President confirms the homeowners claims
  - Tony Gregory seconded the motion.
  - The motion passed unanimously.

### **Next Meeting Date:**

The next regular Board of Directors meeting will be held on February 17<sup>th</sup>, 2009 at 7:00 P.M. at the Stoneybrook Fitness Center.

### **Adjournment:**

11:20 PM

Respectfully Submitted,  
Damon Patai, Secretary