

Stoneybrook Master Association, Inc.
Board of Directors Meeting
June 20th, 2006

Call to Order:

The June 2006 Board of Director's meeting was called to order by President, Tony Gregory at 7:12pm following the adjournment of the continued May annual meeting at the Stoneybrook Fitness Center. Board members Tony Gregory, Darin Stewart, Mark Krush, Damon Patai, Abdullah Zeini, Jack Baumgardner, and Allan Gelb were present. Anand Singh and John Santaniello were 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 Darin Stewart to approve the minutes for the April & May, 2006 board meeting. Mark Krush made a second. All present were in favor and motion carried.

President's Report:

As part of the continuation of the May Meeting, Tony congratulated the newly elected Board and introduced Officer Riley from the Orange County Sheriff's Department to publicly thank them for their efforts and to have Officer Riley outline the relationship between the Department and the Association. Points discussed were: Schedules, Relationship between the Board and the Department, Changes that take place between Summer and School year operations, Criteria for Warnings vs. Citations, percentages of residents vs. non-residents being stopped for infractions and trespassing challenges at the basketball courts.

Management Report:

Management report provided in advance of the meeting. Exercising of the Covenants with regards to renters was discussed including how they were to be handled at the lawyer level. The Board President authorized the current landscape company to fix two yards in extreme violation of Covenants, in an effort to keep the area within respectable standards. If necessary, a lien will be placed on the house in order to compensate the Association for said expenses. There were some suggestions from the audience as to potential solutions for residential compliance of covenants. Ideas were declined, as the Board/Association may be prohibited from using the aforementioned ideas.

Committee Reports:

1. Finance –

- Current financial status provided. Next Meeting is on 06/28/06 at the Clubhouse

2. Beautification –

- Home of the Month sign(s) erected recognizing home and village. Homeowner receives \$50 gift certificate
- Had meeting with Landscape Company to discuss challenges with irrigation system
- Track area is being cleaned up
- Asked all vendors to attend an open forum meeting with home owners
- Getting quotes for Holiday lighting

- Letters going out to home owners regarding Common Area maintenance
- Meeting with Lake Masters regarding pond upgrades
- There was discussion regarding recouping costs from past landscaping company with regards to irrigation system problems
 - Brooke stated that \$4,000 was not paid to past company for this reason.

3. Communication –

- Researching types of signage

4. Fitness Center –

- Area Updates provided by Fitness Center Director
 1. Playground is completed and already well utilized by the Residents
 - There will not be a ‘Ribbon Cutting’
 2. Maintenance on the Tennis Courts scheduled to be completed by end of June
 3. Moving of Pool fence to enclose Restroom entrances to be completed by end of June
- Activities Room Usage
 1. A great deal of discussion was had by both the Board and residents regarding current and future usage and reservations of the Activities Room.
 2. The Committee submitted calendars containing current usage for both Summer and Fall-Spring (School year). It was their recommendation to keep the ‘status quo’ in scheduling while adding additional programs in the outlined timeframes.



"6-20-06 Rec Center
Schedule.xls"

3. Board supported current schedule but strongly requested that explicit guidelines be developed that provide criteria and methodology for the reservation and use of the Room.
- Stoneybrook East Baseball/Softball Field Proposal
 1. Document was provided to the Board for their perusal with the understanding that the Committee will make an official recommendation.



Stoneybrook_East_B
baseball[1].doc

- Amending 70/30 Guideline
 1. Committee requested that the Board OK the following update to the 70/30 guideline:
 - # of Team or Group x .7 = # of Residents rounded down to the nearest whole number i.e. 15 team x .7% = 10.5 rounded to 10 must be residents
 2. Board approved

5. ARC –

- Driveway Painting
 1. A request for painting of driveways from two different residences spurred conversation as to what is/is not appropriate for painting driveways.
 2. Management will benchmark other communities regarding cement & paver driveways regarding color changes
 3. Management will research vendors and products

4. Until further research is completed, only colors originally used on driveway will be approved.
- Fence addition
 1. The Board denied request for amendment of fencing guidelines, as the covenants are explicit in their direction. Board empathized with resident and offered suggestions as to other potential solutions to her challenges.
- Easement Issue
 1. Board discussed pros/cons of taking a position regarding request for vacation of the easement by Orange County for a Stoneybrook home that encroaches on the easement.
 2. Board will not respond at this time. Board will request attorney feedback as to potential responses and their ramifications. Darin Stewart will assist in communication with the attorney.
- Standards for Generators
 1. Board discussed and decided that generators would fall under the same covenants (6.16) that govern use of propane tanks, pool equipment, etc.

6. Infrastructure –

7. Activities –.

Old Business:

Old Business was handled in the course of the meeting.

New Business:

1. Aerator for The Reserves
 - Vendor states that algae problem will always be a challenge due to shape and depth of pond
 - Under Management Company's purview based upon pricing
2. New Waste Management Contract and pricing was part of Board packet
3. Renewal of Access Control agreement part of Board packet
4. Stoneybrook Stationary/Envelopes: Management will research pricing
5. Incident at Resident's Gate: Board denied resident's request for damages to vehicle claiming that gate closed prematurely. Resident will be directed to forward claim to his own insurance company.
6. Proxies:
 - Discussion took place regarding the current method of blank proxies defaulting to the Board Secretary
 - Possibly allow business to be conducted but not voting rights
 - Possibly default to entire Board rather than just the Secretary
 - This topic will be studied and developed at future meetings

Next Meeting Date

The next Board of Directors meeting will be held on July 25th, 2006 at 6:30 P.M. in the Stoneybrook fitness center activities room. The Board has decided to meet on the 4th Tuesday of each month.

Adjournment

10:15 p.m.

Summer Schedule

Stoneybrook Activities Room Usage

	8:00	9:00	10:00	11:00	12:00	1:00	2:00	3:00	4:00	5:00	6:00	7:00	8:00	9:00
Mon											Abs w/ Susie	Step Aerobics w/Kim Naugle		
			Body Sculpting Caryn Marinello	Sports Camp & Art Class Groups are on opposite weeks.										
Tues														
			Yoga w/Kim Naugle	Sports Camp & Art Class Groups are on opposite weeks.										
Wed														
			Kindermusik w/ Katrina Claydon	Sports Camp & Art Class Groups are on opposite weeks.										
Thu														
			Sports Camp & Art Class	Senior Coffee	Sports Camp & Art Class Groups are on opposite weeks.									
Fri														
			Body Sculpting Caryn Marinello	Sports Camp & Art Class Groups are on opposite weeks.										
Sat														
			Hi/Lo Aerobics w/Jenna Rolls	Yoga w/Kim Naugle	Party Room									
Sun														

Open Prime Time Hours Open Non-Prime Time Hours

Other Activities can be scheduled within this time frame.

Fall-Spring Schedule

Stoneybrook Activities Room Usage

	8:00	9:00	10:00	11:00	12:00	1:00	2:00	3:00	4:00	5:00	6:00	7:00	8:00	9:00
Mon			Body Sculpting Caryn Marinello	Senior Aerobics	Literature Based Crafts	Chess				DANCE		Step Aerobics w/Kim Naugle		
Tues			Yoga w/Kim Naugle	Parent/Child Spanish	Adult Spanish				French for Kids (K-2)		Buffer			Stoneybrook Board & Committee Meetings
Wed			Kindermusik with Claydon	Katrina						DANCE		Step Aerobics w/Jenna Rolls		
Thu			Senior Coffee								DANCE			
Fri			Body Sculpting Caryn Marinello	Senior Aerobics	French Adult/Child						Buffer			
Sat			Hi/Lo Aerobics w/Jenna Rolls	Yoga w/Kim Naugle										Rec Center closed @ 9pm
Sun														Rec Center closed @ 9pm

Open Prime Time Hours

Open Non-Prime Time Hours