

Stoneybrook Master Association, Inc.
Board of Directors Meeting
June 17th, 2008

Call to Order:

The June 17th, 2008 Board of Director's meeting was called to order by President John Santaniello at 7:10pm. Darin Stewart, Mark Krush, Damon Patai, Tony Gregory, Alan 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 Tony Gregory to approve the minutes for the May 2008 Board meeting. Alan Gelb seconded the motion. Motion carried unanimously.

President's Report:

- John Santaniello complimented the Activities Committee on a very successful School Excellence Award program.

Management Report:

- The Board had previously received copies of the Management report including financial results, violations/enforcement report and delinquency report.
- Michelle provided information regarding the Cheval Street Lighting
 - Officer Riley suggested an additional fixture to the 3 that the Board has already approved.
 - After discussion, the Board has elected to re-assign the locations of the previously approved 3 fixtures to help alleviate the challenges addressed by Officer Riley.

Activities Committee:

- Amy Morris provided a list of upcoming events:
 - Teen Party: ages 10 – 14, August 16th, w/DJ, Food & Games

Gate House Committee:

- John Santaniello met with the Committee
- Jim Schnaath has put together an agenda
 - Committee will be investigating digital signs for the entrances

Building Committee:

- Darin Stewart reported that he and the committee are still working with the architect on designs.

Old Business:

- **Pool Policy:**
 - Fitness Center Director provided an overview of the Pool Rental Policy as it stands.
 - Board has requested that rather than developing any new procedures regarding the reservation/rental of the area that the current policy remain and be enforced.

- **Pool Furniture:**
 - After Board discussion, the Fitness Center Director's request for additional pool furniture was denied based upon our current financial standing. This will be revisited following the Fitness Center expansion and the Budget process.
- **Paint Policy:**
 - The Board was reminded by Darin Stewart that a process to phase out unused exterior house colors still needs to be developed within the next 60 days.

New Business:

- **HOA Credits:**
 - This information was sent to Michelle by Tony
- **Reserve Update:**
 - Tony provided an overview of the process by which the original reserve study was completed
 - It has been brought to the Board's attention that with the current economic climate that an update to that study may be in order.
 - Alan Gelb motioned to discuss commissioning a new reserve study. John Bunke seconded the motion.
 - Armstrong Consulting, Inc. who conducted the original reserve study submitted a proposal for a new reserve study. This proposal had 2 options.
 - After Board discussion took place, Damon motioned to commission Armstrong Consulting, Inc. to provide a new reserve update utilizing Option 2 of their proposal. John Santaniello seconded the motion. Motion passed unanimously.
- **Dues Collections:**
 - James A. Gustino, P.A is a collections lawyer for Stoneybrook West's HOA and is a member of their Board of Directors
 - He provided a proposal which outlines the process by which delinquent HOA dues would be collected more aggressively than our current system and vendor.
 - After Board discussion, Darin motioned to switch all collections duties from Taylor & Carls to James A. Gustino, P.A effective immediately. This would include all cases currently being handled by Taylor & Carls. John Santaniello seconded the motion. The motion passed unanimously.
 - Darin then motioned to implement substitute counsel for all Taylor & Carls' cases to James A. Gustino, P.A. effective immediately. Tony seconded the motion. Discussion took place. The motion passed by an 8 to 1 margin.
 - Darin then motioned to mirror Stoneybrook West's policies, with any necessary revisions in order to comply with Stoneybrook East's covenants, regarding actions which can be taken by the Association against those delinquent in paying their Homeowner's Association Dues according to the documented policies. These policies would include the addition of a clause stating the prohibition of resident's guest(s) entry onto Stoneybrook property. John Santaniello seconded the motion. The motion passed unanimously.

Homeowner Questions/Comments:

- A number of homeowners raised questions and concerns regarding HBL's customer service and response time issues.
- Terry Theret asked for some clarification as to how the Board monitors HBL's contractual obligations.
- Tony and John provided background information regarding the questions and challenges. John would be following up with HBL management.

Next Meeting Date:

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

Adjournment:

9:03 PM

Respectfully Submitted,

Damon Patai, Secretary