

Stoneybrook Master Association, Inc.
Board of Directors Meeting
January 15, 2008

Call to Order:

The January 15, 2008 Board of Director's meeting was called to order by President, Tony Gregory at 7:05pm at the Stoneybrook Fitness Center. All Board members with the exception of Damon Patai were in attendance. Michelle Paul 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 and community website in accordance with covenant requirements.

Approval of Meeting Minutes:

A motion was made by Darin Stewart to approve the minutes for the December Board meeting. Jack Baumgardner seconded the motion. Motion carried unanimously.

President's Report:

➤ **HBL Communications Update**

- Main installation of fiber optics and cable within community is complete
- Most of headend equipment has arrived; awaiting arrival of final components of equipment for headend
- Awaiting final permit approval and inspections on headend and will then be ready to begin initial communications to schedule individual appointments with residents to discuss programming and schedule connection
- The current market is resulting in continual changes by Dish and Direct TV in their programming and pricing to compete with each other. As a result, there are regularly changes being made by Dish Network in their programming options that are making additional programming and better pricing available to HBL for Stoneybrook. HBL is continually updating their site to reflect these rapid market changes. This has resulted in some confusion for some residents. This is an inevitable result of the constant changes we are seeing in the market. Our recommendation is to personally work with a customer service representative of HBL to discuss service options to ensure that all facts, questions, and details are addressed

➤ **Crime**

- East Orlando continues to see increases in criminal activity and that trend is also being seen within Stoneybrook. Residents sometimes question why the Association pays to have off-duty Sheriffs patrol the community and enforce traffic laws within the gates. The simple answer is that a failure to remain prudent with such patrols would result in an immediate and detrimental affect on the safety and lifestyle within Stoneybrook. On a regular basis, our Sheriff patrols not only protect our children by citing speeders or stop sign runners, but many of those traffic stops result in arrests on other charges including outstanding

warrants, drug possession, etc. The Board has been advised of repeated instances of individuals (both residents, tenants, and/or guests) being interrogated and/or arrested at the ball field and basketball field areas late at night for vandalism and drug possession. During the holidays there were police reports filed for damages caused by gun fire in the basketball court area. The board intends to continue and, if necessary, increase the police presence to protect the residents of Stoneybrook. It is also considering measures such as upgraded fencing between the apartment property and Stoneybrook property, setting lights at the basketball courts to go off shortly after dark, and installing road gates on Cheval Drive to restrict vehicle traffic to the recreational area at night.

➤ Alafaya Trail Widening

- Discussion occurred regarding the Associations desire to retain the acceleration lane adjacent to Alafaya Trail when the road is widened. The Association will investigate appropriate contacts at FDOT and Orange County to discuss this request. Discussion also included possibility of barrier (i.e. landscape) between widened roadway and Stoneybrook property. Difficulty exists in that most of the frontage is golf course property and not that of the Association. Will inquire with appropriate parties regarding any such plans or considerations.

➤ Annual Membership Meeting & Election

- The Annual Meeting and Election is to be scheduled for March or April in accordance with the governing documents. The Board requested management to initiate procedures to secure a location, date, and appropriate communications to the community in preparation of the Annual Meeting.

Committee Reports:

Management Report:

Tony made the observation of greater than normal number of accounts being delinquent. While the percentage is very low relative to the size of the community the Board desires to remain very proactive in ensuring timely collections. The current real estate market and economic slowdown make this matter of even greater importance. The Association's ability to provide services is directly affected by delinquency of homeowner dues. It was noted that a nearby association is facing financial troubles and is unable to maintain its operating expenses without special assessments. The Board has continually taken a timely and consistent approach of handling collection matters.

Financial Report:

Submitted by Management Company. Reviewed by Board prior to meeting with no further discussion.

Building Committee:

Submitted by Darin Stewart. An overview of the Building Committee's progress was provided by Darin. A preliminary rendering was provided for discussion. The rendering and conceptual framework is scheduled to be submitted to the architect immediately to formalize into specific

plans. Building code considerations will be determined at that time (i.e. additional parking and/or bathrooms required). The Board agreed on the conceptual renderings to be provided to the architect and will await input and proposals by the architect to approve at a future meeting in order to commence construction.

New Business:

- **Domain Name Change**
 - An email domain change is needed in connection with the community's change in bulk services for cable/internet from Comcast to HBL Communications. Several options had previously been considered and based on simplicity and availability the board accepted a recommendation of **sbeo.net** as the email domain for Stoneybrook.

- **Fence between Stoneybrook and Knightsbridge Apartments**
 - As discussed during the President's report, there has been increased vandalism and other unwanted activity within the community recently. At least some of this is believed to be related to juveniles from the adjacent apartment complex trespassing on Stoneybrook property and gaining access through an existing fence between the two properties. This fence has been vandalized allowing pass-through traffic. The Board has considered various options and has requested management to contact vendors to propose appropriate fencing with barbed wire and sharp shrubbery to be installed between the two properties. Management is obtaining quotes and will provide such information to the board via email for immediate consideration and action.

- **Additional security measures at recreation complex and surrounding areas**
 - As mentioned previously, there have been increased challenges with crime and other matters throughout the community and the recreation complex has seen increased vandalism. In addition to the fencing described above, upgrades to the lighting by OUC, reduced nighttime lighting of the courts, and restriction of vehicular traffic at night have been proposed. Available options on all are in process and will be communicated and voted upon by the Board via email to expedite the situation.

Old Business:

- **Cable system installation and conversion**
 - Main installation of fiber optics and cable within community is complete

- **1st Qtr 2008 Newsletter**
 - The first edition of the community's newly upgraded newsletter is being printed and will be in the mail within days. 100% of the cost (including postage) was covered by the sponsors and advertisers obtained by the publisher. The Publisher

should be contacted if anyone is interested in advertising in upcoming newsletters (expected quarterly with the next issue out approximately April 1)

➤ Home Based Business (Day Care)

- The Board was advised of a continuing covenant violation in which a residence is being used as a day care facility for numerous children. Multiple complaints have been received by neighbors and the resident has declined the standard requests to cure the violation of the covenant violation. A required request for mediation has been issued and it is expected that the resident will not respond or decline mediation. The Board has instructed its law firm to use all necessary resources and pursue all legal actions available to rectify the matter and cure the violation.

Homeowner Questions/Comments:

The Board entertained various questions and/or comments from those residents in attendance.

Next Meeting Date

The next regular Board of Directors meeting will be held on Tuesday February 19th, 2008 at 7:00 P.M. at the Stoneybrook Fitness Center (pending verification of all Board members' schedules and confirmation of the necessary quorum).

Adjournment

8:15 PM

Respectfully Submitted,
Tony Gregory, President