

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

Call to Order:

The July 15th, 2008 Board of Director's meeting was called to order by President John Santaniello at 7:05pm. 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 Mark Krush to approve the minutes for the May 2008 Board meeting. Terry Theret seconded the motion. Motion carried unanimously.

President's Report:

- John thanked NYPD Pizza for providing the food for the evening and welcomed them to the area.
- John stated that he has been working closely with HBL. HBL is working on the following:
 - Balancing of the system as additional homes are added
 - Working through various challenges:
 - Rain Fade
 - Customer Service issues

Management Report:

- The Board had previously received copies of the Management report including financial results, violations/enforcement report and delinquency report.

ARC Committee:

- Alan Gelb presented information regarding the widening of driveways.
 - Current ARC standards do not address widening of driveways
 - Declarations do not prohibit the widening of driveways
 - Alan will develop ARC guidelines for Board discussion/approval
- The question was raised concerning screening of enclosures i.e. doorways, patios, etc.
 - Consensus is that it would fall under the category of 'Additional Construction' and should be handled accordingly.

Gate House Committee:

- Jim Schnaath reported on the following:
 - 1st meeting was held in June
 - Will be having future meetings immediately prior to Board meetings
 - ~~Continuing research on display signage for gate entrances.~~

Building Committee:

- Darin Stewart reported that details are being finalized. He emphasized that this is a tedious process and that we must be diligent to ensure that everything is done right.

Old Business:

- Collection Policy:
 - Management will obtain Stoneybrook West's procedures for collection of delinquent dues.
 - Procedures include the disconnection of Cable and Internet Services
 - Implementation will take place on August 1st, 2008.
 - Management will observe how the operation for process improvements
 - Overtime is authorized if needed to help with potentially large number of residents requiring assistance.

New Business:

- **Insurance Policy Proposals**
 - Jesse Walls provided an overview and side-by-side comparison of the proposals submitted
 - Jesse's qualifications:
 - Firm for which he works handles similar policies
 - He is not affiliated with any of the companies who submitted proposals
 - He is a Stoneybrook resident
 - Jesse recommended the following:
 - Each vendor utilized carries General Liability Insurance
 - Each vendor either carry Workman's Comp or provide proof of a State Exemption
 - Have the Association provide a General Liability policy for Association sponsored events that will also cover vendors without General Liability insurance
 - Jesse will follow-up with underwriters on the following:
 - Events which include alcohol
 - After Board discussion, John motioned to accept the quote from Insurance Office of America with the direction to management to negotiate reduction of Windstorm deductible. Damon seconded the motion. The motion passed unanimously.

Homeowner Questions/Comments:

- A request came from a homeowner in the Reserves regarding installation of hedges to keep vehicular traffic from improperly entering the area.
 - Management will investigate and report back to the Board.

Next Meeting Date:

The next regular Board of Directors meeting will be held on August 19th, 2008 at 7:00 P.M. at the Stoneybrook Fitness Center.

Adjournment:

9:04 PM

Respectfully Submitted,

Damon Patai, Secretary