

Stoneybrook Master Association, Inc.
Board of Directors Meeting
March 20th, 2007

Call to Order:

The March 20th, 2007 Board of Director's meeting was called to order by President, Tony Gregory at 6:36pm at the Stoneybrook Fitness Center. Board members Tony Gregory, Darin Stewart, Abdullah Zeini, Damon Patai, Anand Singh & Allan Gelb were present. Brooke Coniam & Angie Tucker were present representing Sentry Management. John Santaniello, Jack Baumgardner and Mark Krush were absent.

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 January 2007 Board meeting. Allan Gelb seconded the motion. Motion carried unanimously.

President's Report:

- Tony stated that the 1st Quarterly Newsletter was ready to be sent out to homeowners.
 - President's summary includes development security concerns
 - Staying vigilant with Orange County Sheriff's patrols
 - Challenges in surrounding neighborhoods

Activities Committee:

- Tony relayed history of the Committee and how it became a part of the HOA
- Monique Schnaath provided the following information:
 - Evaluation of last years events
 - Addressed programming challenges for younger demographics
 - Bunco parties
 - Resident Directory
 - Added some revenue to the Committee
 - Will be updated annually
 - Purchased flags for the 4th of July
 - Charitable Food Drive
 - Moved to Spring so as to not conflict with the Boy Scouts drive
 - Bags donated by Publix
 - Spring Kite Festival: April 15th
 - Replaces Egg Hunt
 - Geared to 8 –12 year olds
 - Professional flyers to demonstrate kite flying tricks
 - Working on logistics for their participation
 - 2 – 30 minute demonstrations
 - Face painters, Bounce House
 - Free kites to first 200 kids
 - Advertising is already out in various formats
 - Residents encouraged to bring blankets, lawn chairs, etc.
 - Rain Date: Following weekend
 - Garage Sale: May 5th
 - Registration fee covers costs
 - Pre-sale takes place on May 4th for residents

- School Excellence Awards
 - To be held at the Clubhouse
 - For Grade School ages
 - Takes place after October and at the end of the school year
- Teen Pool Party
 - Demographics: 10 – 13 years of age
 - Pizza and a DJ
 - Max attendance of 100
- 80's Pool Party
 - Adults only
 - DJ, Food, Vendor provided beverages
- Tony requested that Management get pricing on a 4-color, 3 – 7 page version of the 'Stoneybrook Times' for consideration for future newsletters.

Management Report:

- Submitted in writing by Brooke Coniam.
- Maintenance taking place at the Gatehouses
 - New paint, tile, etc
- Sauna repairs to be completed on or about 03/26

Financial Report:

- Printed report submitted by Mark Krush
- Waiver of Lien fees for Nevatia
 - Board denied the request unanimously
- Waiver of Lien fees for Shepard
 - Board denied the requests by a vote of 1 for, 5 against

Committee Reports:

1. **Gatehouse** – no meeting/update
2. **Beautification** – no meeting/update provided by management
3. **Fitness Center** –
 - Boy Scout Sponsorship
 - Committee recommended sponsorship of the group
 - Damon motioned and Darin 2nd the motion
 - i. Discussion amongst the Board regarding separation of sponsorship and use of facility
 - Damon withdrew motion
 - Alan motioned to allow use of facility
 - Abdullah seconded the motion
 - Vote carried by 4 votes for and 2 abstentions
 - Tony motioned to sponsor the group
 - There was no 2nd to the motion - motion does not carry
 - Online survey of residents for Fitness Center programming information to be available on Surveymonkey.com soon.
4. **ARC** –
 - Brooke

- Fixing/painting of driveways
 - i. Angie stated that other communities are staying away from paint
- After discussion, Board directed that Sentry have reps from different disciplines educate the Board as to options.
- Darin suggested that potential colors be part of quotes

5. Old Business –

- Towing of vehicles
 - Have not yet received feedback from attorneys
 - If no response by attorneys by end of the week, may look for different attorneys.
- Cable Contract
 - RFP's delivery delayed until end of March
 - Hired attorney is handling the process
 - i. Attorney will deliver proposals to the Board at April meeting
 - ii. Attorney will negotiate for best offer based upon
 1. Price
 2. Quality
 3. Available options

6. New Business –

- Annual Meeting & Election
 - Looking at 2nd or 3rd week of May
 - Will be held at the Clubhouse
 - Board members to get calendars to Brook by end of the week
 - Alan questioned use of current proxy and process
 - i. Allan to work with Angie on alternative proxy ideas
 - ii. Ideas generated to be reviewed by legal counsel before being reviewed by the Board
- Driveway Resurfacing
 - Dave Riley from Concrete by Design
 - i. Provided information to the Board on various types of surfaces
 - ii. Suggested that stamped concrete overlay would run approximately \$6.50 - \$9.00 per square foot.

Audience Questions –

- Questions were raised about the process by which new paint colors for houses are added.
- Tony, with support of various Board members, reiterated the process and how it is executed.
- Approximately 50 minutes of discussion took place on this topic at which point Darin motioned that the Board adjourn.

Next Meeting Date

The next Board of Directors meeting will be held on April 17th, 2007 at 6:30 P.M. in the Stoneybrook Fitness Center activities room.

Adjournment

9:12 PM

Respectfully Submitted,

Damon Patai, Secretary