

Stoneybrook Master Association, Inc.
Board of Directors Meeting
May 20th, 2008

Call to Order:

The May 20th, 2008 Board of Director's meeting was called to order by President John Santaniello at 7:01pm. Darin Stewart, Mark Krush, Damon Patai, Tony Gregory, Alan Gelb, Karen Miller and Terry Theret were present. John Bunke was absent. 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 Damon Patai to approve the minutes for the April 2008 Board meeting. Tony Gregory seconded the motion. Motion carried unanimously.

President's Report:

- John Santaniello welcomed Terry Theret to the Board. John also welcomed back re-elected Board members Tony Gregory, Mark Krush and Damon Patai.
- John stated that there may be an opportunity for small refund/credit for residents using Comcast since January 1 during the HBL installation.
 - This is a different credit from the Association dues credit that is being received by all residents up through the month of activation by HBL.
 - Additional information will be disseminated as it becomes available and residents should retain their Comcast bills from January until activation.

Management Report:

- The Board had previously received copies of the Management report including financial results, violations/enforcement report and delinquency report. No additional comments or questions were made by the Board in response to management's previously submitted written report.

Activities Committee:

- John Santaniello commented on the success of both the 5K Run and Wine Tasting events.
- John thanked the committee for their continuing efforts that enhance our association.

Building Committee:

- Darin Stewart provided an overview of the current status of the Fitness Center Expansion project.

New Business:

- **Gate House Committee**
 - Re-vitalization of the Committee
 - Next meeting to take place on June 9th.
 - Nomination of a new chairman of the committee
 - John Santaniello nominated Jim Schnaath
 - ~~Darin Stewart seconded the nomination~~
 - The Board unanimously approved the nomination
 - Tony Gregory thanked Jim and the committee

- **Website & Technical Committee**
 - Committee will provide guidance and additional resources on the website and other communications mediums for the Association
 - Nomination of a new chairman of the committee
 - Damon Patai nominated Guy Colangelo
 - Tony Gregory seconded the nomination
 - The Board unanimously approved the nomination

- **Pool Party Reservation Process**
 - John Santaniello provided an overview of the challenges associated with parties utilizing the pool either by itself or conjunction with the Activities room.
 - Additional information was provided by the Fitness Center Director.
 - After some discussion, the Board requested that the Fitness Center Director and the Fitness Center Committee develop a policy that incorporates the following:
 - Pool Deck Capacities
 - Security Deposits and their usage
 - Reservation Processes
 - Any other processes to insure appropriate, fair and safe usage of the pool facilities.

- **Background Checks**
 - The Board needs to establish the process by which Background Checks for potential renters of properties in the community are conducted. Background checks are now required pursuant to the recent amendment to the covenants.
 - Tony Gregory stated that parameters must be established.
 - The Board requested that Management provide information on various levels of background checks to aid in establishing this process.

- **Transfer of Membership Fee**
 - This is the fee charged pursuant to Paragraph 6.24 of the covenants (as amended) to property owners of homes that are leased within Stoneybrook.
 - Currently the fee is \$500.00
 - Discussion took place regarding those who rent property within Stoneybrook and who may move to another rented home within Stoneybrook.
 - John Santaniello made the following motion:
 - Those renters who have already paid the initial transfer fee at its current pricing may move within the community to another rental home as often as necessary for a two year period without paying an additional transfer fee. After two years, a \$100.00 administrative fee will be charged.
 - Terry Theret seconded the motion.
 - The motion passed by a 7 – 1 margin.

Old Business:

- **Exterior Finishes**
 - Darin Stewart provided an overview of the paint color selection process and driveway repair/replacement options as they currently exist. This included the hiring of consultants to provide proposed options on various items including paint colors and driveway options.
 - Various Board members discussed their thoughts on the current challenges and possibilities that would provide the homeowners with the greatest number of options while preserving the qualities that drew all residents to this community.

- **Driveway Pavers:**
 - Darin Stewart made the following motion:
 - To accept the paver options provided by the hired consultants extending from the garage to the sidewalk or the garage to the street only. Those who currently have ARC approved pavers from the garage to the street, not including the sidewalk, would not be required to incorporate the sidewalk.
 - Tony Gregory seconded the motion.
 - The Board approved the motion unanimously.

 - **Acrylic Driveway Coating:**
 - Tony Gregory made the following motion:
 - To accept acrylic driveway coatings utilizing only those designs provided by the hired consultants and utilizing only the consultant suggested approved vendors.
 - John Santaniello seconded the motion.
 - The Board approved the motion unanimously.

 - **Home Exterior Paint Colors:**
 - After a great deal of discussion the following took place:
 - **Tony Gregory made the following motion:**
 - To accept the new color palette as provided by the hired consultants as part of the approved color scheme.
 - Damon Patai seconded the motion.
 - The Board unanimously approved the motion.

 - **John Santaniello made the following motion:**
 - To continue to allow a home's existing ARC approved color scheme as part of the approved color scheme.
 - Tony Gregory seconded the motion.
 - The Board passed the motion with a 7 – 1 vote.

 - **Darin Stewart made the following motion:**
 - To continue to allow the currently existing village color palettes as part of the approved color scheme.
 - Damon Patai seconded the motion.
 - The Board passed the motion with a 6 – 2 vote.
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- **Darin Stewart made the following motion:**
 - To adopt a process (to be developed at a later time) by which seldom or unused colors would be phased out of the approved color scheme.
- John Santaniello seconded the motion.
- The Board passed the motion unanimously.
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- **Cable System:**
 - Dave Reid from HBL Communications provided an update as to the progress of in-home installations.
 - Dave Reid and the Board fielded questions, concerns and comments from the audience in attendance.
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- **Homeowner Questions/Comments:**
 - Paula and Ken Bradshaw presented their case for keeping their current house color.

- Board questioned the timeframe of the approved ARC application and when painting actually took place
- Board questioned the change in color from the approved ARC application to its current color.
- Board questioned Management regarding conversations that had taken place between the homeowners and Management.
- Board will not require the homeowners to re-paint the Home based upon the communications and approvals obtained by the residents.

Next Meeting Date

The next regular Board of Directors meeting will be held on June 17th, 2008 at 7:00 P.M. at the Stoneybrook Fitness Center.

Adjournment

9:11 PM

Respectfully Submitted,

Damon Patai, Secretary