

Stoneybrook Master Association, Inc.
Board of Directors Meeting
March 18th, 2008

Call to Order:

The March 18th, 2008 Board of Director's meeting was called to order by President, Tony Gregory at 7:03pm at the Stoneybrook Fitness Center. Allan Gelb, John Santaniello and John Bunke were 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 Darin Stewart to approve the minutes for the February Board meeting. Damon Patai seconded the motion. Motion carried unanimously.

President's Report:

- Tony's report would be covered within the rest of the meeting's topics.

Management Report:

- Dues credits relating to cable/internet transition
 - Association credits for the first quarter have been processed for all residents not activated with HBL by March 31, 2008. Credits were communicated with updated dues statements that were mailed to residents in mid-March.
 - These represent a 100% return of that portion of the 1st quarter dues paid related to the cost of cable/internet that was not yet available.
 - These credits will continue in the second quarter, to the extent necessary, for those homes which cable/internet access has not yet been established or made available to their individual neighborhood (i.e. residents who delay or fail to respond to HBL but service is available in their neighborhood will no longer receive credits in the month in which service is made available).
 - Reimbursement from the apartment complex was received relating to the upgrade of the fence.
- Tony inquired about the current status of property inspections
- Michelle outlined the current process
 - Michelle is developing a more standardized process and schedule
- Tony informed residents in attendance of current property challenges resulting from the current housing market, i.e. foreclosures, liens, etc.
 - Tony outlined the current process utilized by the Association to insure that said properties do not become unsightly and in turn detract from the appeal of Stoneybrook.

Activities Committee:

- Amy Morris provided report
 - Event schedule will be included in the upcoming newsletter being mailed to residents:
 - Kite Festival – April 6th
 - 5K Family Fun Run – April 26th
 - Food Drive (Possibly tied to Garage Sale)
 - Garage Sale – May 2nd
 - Wine Tasting – May 17th, 2008

- School Excellence Awards – June
- Vendor Liability Coverage
 - Information is being sent to the insurance agency to finalize an Events Policy that covers the vendors that are utilized on community events.
 - This will assist the Committee in having more options for vendors for events.
 - Previously general liability and workers comp was required of all vendors which eliminated many small vendors due to financial constraints.
 - A blanket Events Policy provides adequate coverage for all vendors, regardless of size, and the cost is absorbed into the committee's budget.

Building Committee:

- Darin provided an overview of the Fitness Center Expansion project
 - CAD drawings are in hand
 - A number of Orange County approvals are in progress
 - 2 proposed locations
 - Near the Tennis Courts
 - Near the current Volleyball Courts
 - The hired architect, Jack Hawk, provided an overview of the possible sites via conference call
 - Board discussed pros and cons of both options
 - Damon Patai made a motion to accept the Volleyball area proposal
 - Mark Krush seconded the motion
 - The motion passed unanimously

New Business:

- Annual Membership Meeting has been scheduled for April 22nd @ 7pm at the Stoneybrook Clubhouse.
 - Documents for those intending to run for a Board position have been previously distributed to the community and are due on March 21.
 - Second notification of meeting along with letters of intent from candidates to be in the mail to residents by April 4th.
 - Tony emphasized to those in attendance the importance of either attending this meeting or at the very least, turning in a completed proxy to vote.
 - Stated the need for a 20% turnout (combined attendance and proxy vote) to have a legal meeting.
- 2nd Quarter Newsletter will be in the mail by April 1st.
 - Tony reminded everyone that this is free to the Association
 - Printing and mailing is funded solely by advertising
- Proposed Covenant Amendment:
 - Rental Activities
 - Tony provided an overview of the covenants as they relate to rental of Stoneybrook homes
 - Board was provided proposed Covenant 6.24 Leasing of Living Units used by Stoneybrook West
 - Board discussion took place
 - Sexual Predators
 - Board was provided with proposed Covenant 6.25 Occupancy of Living Unit by Sexual Predators/Offenders Prohibited used by Stoneybrook West
 - Board discussion took place

- Language regarding the addition of background checks and no felony convictions was to be added to the amendments
- Damon Patai motioned to accept both covenant changes for full community vote at the Annual Meeting on April 22, 2008
- Jack Baumgardner seconded the motion
- The motion passed unanimously.
- These proposed amendments will be sent in written form to the community along with the second notification of the annual meeting and related proxies.

Old Business:

- Tony outlined the illegal activity and security issues that the Association has been dealing with along Cheval Street and near the basketball courts. The Board has taken the following steps to improve the security of this specific area.
 - Recreation Complex Gates
 - Vendor scheduled for March 19th to take final measurements for gate construction/placement.
 - Gates will be green with reflectors similar in design to those used by state parks.
 - Ballards will be installed on either side to prevent vehicles from circumventing the gate
 - Gates to be installed just prior to the 1st parking entrance on Cheval Street.
 - Recreation Complex Barrier Fence
 - Installed between the basketball courts and the apartments due to challenges from the Apartment Complex residents/guests
 - Apartment complex paid for a significant portion of this fence (Tarragon reimbursement mentioned in the Management Report)
 - Board discussed various types of wire to be used
 - Heavier gauge barbed wire to be installed along the top of the fence
 - Cheval Street Lighting
 - Proposal includes three 35 foot concrete poles, arms and fixtures and installation
 - Board discussed various locations along the street for maximum utilization of light
 - Tony Gregory made a motion to accept the proposal with location pending vendor input
 - Darin Stewart seconded the motion
 - Discussion took place with Mark Krush adding shield guards to the fixtures
 - Amended motion made by Mark Krush to include shield guards was unanimously approved
- HBL has begun homeowner cable/internet activation to individual homes
 - Started in Brixham and Windsor during mid March
 - Process will continue from the West to the East
- HBL will have on-site customer service representative at the fitness center during designated days/times beginning March 24th. This representative is available to answer resident questions, discuss programming and pricing, and handle subscriptions. Days and times may be modified depending on resident attendance. Residents should contact HBL or the on-site management office to verify current days/times.

Various homeowner questions were taken from the audience and addressed.

Next Meeting Date:

The next regular Board of Directors meeting will be held on Tuesday April 22nd, 2008 at 7:00 P.M. at the Stoneybrook Golf Clubhouse immediately preceding the Annual Membership Meeting.

Adjournment:

9:55 PM

Respectfully Submitted,

Damon Patai, Secretary