

Stoneybrook Master Association, Inc.
Board of Directors Meeting
February 26th, 2008

Call to Order:

The February 26th, 2008 Board of Director's meeting was called to order by President, Tony Gregory at 7:03pm at the Stoneybrook Fitness Center. All Board members were in attendance. 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 January Board meeting. John Santaniello seconded the motion. Motion carried unanimously.

President's Report:

Update on HBL Communications cable infrastructure installation

- Installation of infrastructure and head end equipment is complete
- Awaiting final permit from Orange County for connection of the satellite receiver equipment
- HBL has begun making in-home installation calls to Brixham Run and Windsor Place residents.
- Individual home connections will begin around March 10th.
 - Individual connections of all homes is expected by the end of May
 - Number of neighborhoods connecting will accelerate after initial connections done in Brixham and Windsor Place

Safety & Crime Update

- East Orlando is experiencing rising level of violence
 - Gangs, guns & home invasions are on the rise
 - Avalon has had a great deal of crime
 - Gated community does not equate to 'Secure' community
 - BOD has been extremely proactive in response to these challenges
 - Hiring of off-duty Orange County Sheriff deputies
 - Has led to arrests
 - Felony arrest for possession of a sawed-off shotgun
 - Various drug arrests & vandalism in/around the fields/courts
 - Changing of Gate Companies to ensure enforcement of Association directives
 - Majority of staff are following guidelines
 - Zero tolerance policy for guard's non-compliance of directives.
 - BE AWARE OF SURROUNDINGS
 - Immediately report incidents to Law Enforcement
- Officer Riley (Orange County Sheriff Deputy) addressed the Board:
 - About a dozen arrests in January
 - No recent problems in/around the fields
 - Asked residents to
 - Stay aware of surroundings
 - Report suspicious activity to authorities and inform Board/Management
 - Tony asked about the possibility of Neighborhood watches
 - Officer Riley responded that extra eyes and ears are helpful

- Advised that there are 23 active gangs in East Orange County alone
- Discussion took place regarding
 - Number of patrol hours currently utilized
 - Budget to support number of hours scheduled
 - Targeting of scheduled hours at appropriate times
- Officer Riley stated
 - No such thing as 'Peak' vs. 'Non-peak' criminal times
 - February has been the busiest for OCSO it has ever been
 - Gated Property is private property
 - County cannot perform general 'patrol' as it would in non-gated areas
 - East Orange County has the highest call rate in Orange County
 - Only 4 County officers for this sector.
- Board thanked Officer Riley and the other deputies for helping to keep Stoneybrook safe

Management Report:

- Submitted in writing by Michelle Paul.
 - Legal issues and progress was discussed on the following:
 - Home-based business: Daycare
 - Dog run on property
 - Paint violations
- Tony discussed the use of the law firm Clayton & McCullough for certain legal enforcement matters related to covenant violations
 - Firm is more assertive and successful in litigating such matters
- Angie brought Board up to date on law changes effecting collection of late dues
 - Management company has details
 - Lawyers and courts have experienced increase in volume due to the record number of foreclosures in the area

Activities Committee:

- Amy Morris provided report
 - Events:
 - Bunny Brunch at the Stoneybrook Golf Clubhouse Saturday March 22nd from 10am –1pm.
 - Still working on a Stoneybrook 5k Run
 - Kite Festival – April
 - Food Drive (Possibly tied to Garage Sale)
 - Garage Sale – May
 - Wine Tasting – May 17th, 2008
 - School Excellence Awards – June
- Vendor Coverage: Certificate of Liability and Workers Compensation
 - Committee is having challenges finding vendors who possess both items
 - After some discussion
 - Darin motioned:
 - Waive requirement of Workers Compensation for 1-time events if the vendor is legally exempt from the requirement under applicable Florida law
 - Waive requirement of General Liability Insurance
 - Tony seconded the motions
 - Further discussion took place

- Tony amended the motion to remove the waiving requirement of General Liability Insurance
- Damon seconded the motion
- Motion passed
- Board will require General Liability insurance from all vendors. Looking into options including the availability of a blanket “events policy” that would specifically cover each vendor for all events above and beyond the Association’s existing general liability policy

Building Committee:

- Committee was assembled to provide direction on the expansion of the Fitness Center
- Darin provided an overview
 - Have engaged a civil engineering firm
 - In process of obtaining site plans, surveys and entitlement documents to be provided to the architect.
 - Architect will provide preliminary site plan for the expansion for review and approval by the committee and board. Such preliminary approval expected to occur at March board meeting.

New Business:

- Modification of Vendor Agreements
 - Timing of payment of facility fees by vendors and related late Fees
 - John Santaniello motioned to have a \$25.00 late fee imposed if payment is not received by 5th day of the month following the program and a loss of use of Stoneybrook facilities until payments are made in full.
 - Mark 2nd the motion
 - Motion passed

- Paint Colors & Driveway Paving
 - Darin Stewart provided an overview of the processes utilized by the Association since turnover of the Association to the homeowners.
 - Introduced Patty & Clarissa from Ferrari Interior Designs
 - They have evaluated all aspects of the community including size and style of existing homes, shingle vs. tile roofs, existing color themes, elevations, etc.
 - The consultants provided a proposal to the board consisting of color schemes for each village and driveway alternatives
 - Goal is to provide consistency and variety to the various neighborhoods with styles that are current yet compatible
 - Board discussion with Patty & Clarissa concerning
 - Number of color choices per village as proposed by consultants
 - Potentially not being able to repaint homes original color as proposed by consultants
 - Process by which changes would take place as proposed by consultants
 - Board will further evaluate the proposal

- Preparation for Annual Meeting
 - March 4th: First notification of meeting to include ‘Intent to be a Candidate’ form sent to residents
 - Intent forms must be returned by March 21st.

- April 4th: Second notification of meeting to include 'Limited Proxy' sent to residents
- April 22: Annual Meeting at Stoneybrook Golf Clubhouse (7:00pm)
- Rental Pre-qualifications
 - Membership transfer fee as provided for in governing documents: Set at \$500.00 within 2008 annual budget
 - Failure to pay the required fee will result in:
 - Deactivation of Gate decal
 - Deactivation of Guest lists
 - Potential trespassing charges
 - Discussion took place regarding setting maximum percentages on number of rentals in Stoneybrook
 - Stoneybrook West implemented 30% cap unless owners can prove hardship.
 - Board agreed to propose changing the Association documents to have the current 30-day minimum rental term changed to 1-year term minimum in addition to other more restrictive wording.
 - Will require a quorum vote of the residents.
 - Will be proposed at the annual meeting
- Fitness Center HVAC Repair vs. Replacement
 - After discussion regarding current status of system including age, problems encountered, and predictions and warranties available for either another repair or replacement
 - Bids obtained from various companies for repair or replacement
 - Damon motioned to replace system
 - Allan seconded the motion
 - Motion passed 8 – 1 with John Bunke as the opposing vote
- 2nd Quarter Newsletter article deadline: February 29th. Newsletter will be in the mail by April 1.

Old Business:

- Addition of vehicle gate to Chevel Blvd entrance to recreation fields to prevent vehicle traffic after dark
 - Will be placed just prior to playground entrance.
- Gate Access Procedures
 - John Santaniello
 - Procedures in place are generally working
 - There were staff challenges that have been rectified
 - Gate company is working well with Management
 - Once internet is established at the Gates, drivers license swiping devices to speed guest check-in process will be installed.
 - Discussion took place regarding type and source of information presented to gate attendants prior to providing guest access.
 - Database must have contact numbers on file
 - Possibility of requiring additional information (i.e. address) for confirmation

Next Meeting Date:

The next regular Board of Directors meeting will be held on Tuesday March 18th, 2008 at 7:00 P.M. at the Stoneybrook Fitness Center.

Adjournment:

11:25 PM

Respectfully Submitted,

Damon Patai, Secretary