

**Stoneybrook Master Association, Inc.**  
**Board of Directors Meeting**  
**October 18, 2005**

**Call to Order:**

The October 2005 Board of Director's meeting was called to order by President, Tony Gregory at 6:36 P.M. at the Stoneybrook fitness center. Board members Tony Gregory, Mark Williams, Allan Gelb, Bill Keezer, Abdullah Zeini, Jack Baumgardner, and Mark Krush were present, Anand Singh and Darin Stewart were absent. Brooke Coniam and Lynda McGee 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 in accordance with requirements.

**Approval of Meeting Minutes:**

A motion was made by Abdullah Zeini to approve the minutes for the September 20, 2005 board meeting. A second was made by Bill Keezer, all present were in favor and motion carried. A motion was made by Mark Krush to approve the minutes for the September 28 combined finance committee/board meeting. Mark Williams seconded the motion, all in favor approved and motion carried.

**Management Report:**

Management reported that the cleanup by the County and Contractor near the Reserves will be completed by the end of next week. Report provided in advance of meeting for board review.

**Committee Reports:**

1. **ARC** – Tony Gregory requested that a committee be re-created to review and make recommendations to changes to the established standards. Tony & Mark Williams to determine next steps.
2. **Gatehouse** – John Bunke provided a proposal to add 2 stop signs on North Hampton at the Ludgate intersection. The request was made to better control the speed of through traffic and to provide a safe crossing for school children having to cross North Hampton to get to the school bus on Teton Stone Run.

A motion was made by Mark Williams to put 2 stop signs in on North Hampton at the Ludgate intersection per the gatehouse proposal. A second was made by Jack Baumgardner. All present were in favor, motion carried.

John Bunke made a recommendation from the gatehouse committee that we invoke the 30 day notice to cancel our contract with Provident security. Reasons

noted were lack of courtesy and professionalism and lack of improvement in performing gate security duties.

Bill Keezer made a motion that we give Provident the 30 day notice of our intent to cancel their security contract. Mark Williams provided the second all members in favor, motion carried.

John Bunke made a recommendation that after evaluating 5 companies and receiving 4 sales proposals the Fox Protective Services be hired to replace Provident. Main reasons for recommendation is Fox's experience with 504 (3gatesx24hoursx7days/week) communities, they had very high positive feedback from communities Fox currently services including Alaqua Lakes. All three proposals presented to the board were lower in cost than our current contract with Provident.

Mark Krush made a motion that Fox be selected as the replacement security company with maximum contract amount not to exceed \$350,000. Allan Gelb provided a second, all present in favor and motion carried.

3. **Finance** – Committee report provided in advance of meeting for board review. Joint Finance committee & BOD meeting on Sept 28, produced an approved draft 2006 budget that will be sent to Homeowners with notice of approval meeting November 15.
4. **Beautification** – Jack Baumgarder on behalf of the beautification committee provided a recommendation that True Green be given the 30 day notice of intent to cancel the current landscaping contract. Main reason is a general dissatisfaction with their overall performance. Specifically, Sentry has had to invest much of their time looking after the details filling the role that we expect their supervisor to perform. Other issues include sprinkler system lack of timely repair, weed issues and causing damage that does not get repaired.

Bill Keezer made a motion that True Green be given the 30 day notice of our intent to cancel their landscape contract. Abdullah Zeini provided a second all present were in favor, motion carried.

Jack Baumgardner made the recommendation that after a detailed interview process to find the best value for a landscaping company by the beautification committee the unanimous recommendation was to hire Grasshoppers to replace True Green for our landscaping contract.

Allan Gelb made a motion that we hire Grasshoppers to replace True Green as our landscaping contractor. Mark Williams seconded the motion, all present were in favor, motion carried.

5. **Communication** – Ron Abate stated the need to have help to keep the website up to date and carry on other communications tasks.

**Action: Sentry to post on channel 63 a request for support for person(s) to assist with website and community communications.**

6. **Fitness Center** – Susie Santaniello provided the board 3 proposals for their review for leasing fitness center equipment. Also presented were costs for repainting of the fitness center, a rubber flooring replacement for the weight room, downsizing the child play area in the weight room. The fitness committee will review the fitness center lease equipment options and proposals for playground upgrades at the Oct 25 meeting. Recommendations on fitness equipment & playground upgrades will be brought to the board at the November 15 meeting for approval.

A motion was made by Jack Baumgarder to move forward on the fitness center painting, the installation of rubber floor in the weight room and downsizing of the play area in the weight room not to exceed \$12,000. Abdullah Zeini seconded the motion, all present were in favor, motion carried.

**Action: Lynda McGee, Susie Santaniello, Damon Patai, and Abdullah Zeini are to meet to work out roles & responsibilities of fitness director, on site management, board liaison, and fitness committee.**

7. **Infrastructure** – Sentry reported that they are in the process of contacting the consultant who will draft the RFQ for the engineering study.
8. **Activities** – A separate meeting will be held with Tony Gregory, Patricia Donnally and Mark Krush to discuss future actions.

#### **Old Business:**

A request was made from Damon Patai to perform a 30 day trial of extended fitness center hours of operation. The extension would be 1 hour in the morning to 4:00 A.M. and 1 hour at night to 10:00 P.M. No extra cost would be incurred as the site personnel would flex their schedule to cover the 10:00 P.M. shift.

A motion was made by Abdullah Zeini to extend the fitness center hours from 4:00 A.M to 10:00 P.M Monday through Friday beginning November 1 to November 30. Mark Williams seconded the motion, all present in favor, motion carried.

**Action: Sentry to implement a manual process to record the number of people who utilize the extra evening hour as the card reader will not be able to do this. Sentry to advertise the extended hours of operation through normal methods.**

#### **New Business:**

A proposal was provided by Sentry for restriping, directional arrows and bike symbols repainting on the portion of Stoneybrook Boulevard that was not repaved prior to turnover. This was the lowest proposal of 3 they obtained. The quote was for \$19099.

Bill Keezer made a motion to approve the repainting proposal above Abdullah Zeini seconded the motion, all in favor approved, motion carried. The work is to be funded from the road reserve fund.

**Next Meeting Date**

The next Board of Directors meeting will be held on November 15, 2005 at 6:30 P.M. in the Stoneybrook fitness center activities room.

**Adjournment**

8:55 P.M.