

Stoneybrook Master Association, Inc.
Board of Directors Meeting
September 20, 2005

Call to Order:

The September 2005 Board of Director's meeting was called to order by President, Tony Gregory at 6:39 P.M. at the Stoneybrook fitness center. Board members Tony Gregory, Mark Williams, Allan Gelb, Bill Keezer, Abdullah Zeini, Jack Baumgardner, Mark Krush, Anand Singh and Darin Stewart were present. Brooke Coniam and Lynda McGee were present representing Sentry Management.

Deleted: at 6:37

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 of Darin Stewart to approve the minutes for the August 16, 2005 board meeting. A second was made by Abdullah Zeini. All other board members were in favor and motion carried.

Presidents Report:

A proposed org chart with suggested lead responsibilities was presented by Tony Gregory and was accepted by board members as proposed. See attached



"Organization
Chart.doc"

Management Report:

Management reported that they have issued a letter to the owner of 2241 Stone Cross Circle indicating a violation of the covenants since they have more than 1 unrelated family living in the rental residence and need to have the renters out within 30 days. The renters have not left after this 30 day period.

Action: It was agreed that Sentry will turn this over to our attorney and that they should pursue the eviction process.

Committee Reports:

1. **ARC** – Tony Gregory had provided a final draft of the Architectural Review Standards with comments received incorporated prior to the meeting. Bill Keezer made a motion to adopt the standards, Allan Gelb seconded, all other board members approved and the motion carried. See attached standards document.



"ARC
Standards_Final.doc"

2. **Gatehouse** – John Santaniello reported that the committee will be reviewing the proposals for a potential new security company at the Sept 27 meeting and encouraged participation. Gatehouse computers have been installed and currently working on data entry.
3. **Finance** – It was agreed that the finance committee meeting scheduled for September 28, 2005 will include the BOD and will focus on developing a budget proposal that can be voted upon at the October BOD meeting.

Action: Sentry to post the meeting notice for combined Finance/BOD meeting on Sept 28.

4. **Beautification** – The committee had provided a shortlist of 3 proposals in advance of the meeting for BOD consideration. It was agreed that the committee should move forward with the interview process with these three companies.

Action: The committee will publish when the interview schedule so that board members can participate.

5. **Communication** – Tony Gregory reported that the Stoneybrook East website went live on September 20.
6. **Fitness Center** – Damon Patai presented a proposal that the fitness center purchase a pressure washer for cleaning building & pool area. Concerns raised on storage due to gas and also workman's compensation concerns with current employees not covered to do this type of work. Decision to continue to purchase service. Discussion on extending fitness center evening hours of operation and opening earlier in the morning.

Action: Fitness committee to develop more complete proposal for consideration including total incremental cost, benefits and implementation plan considering a pilot test period to determine actual usage.

7. **Infrastructure** – Allan Gelb reported that he had received 2 quotes for the engineering study and they were significantly different in cost. It was decided that we should use Qore to help more fully develop our specification for the study.

Action: Sentry to pursue a quote from Qore to develop a specification for the study. Sentry will provide quote to Tony Gregory who will approve/disapprove based on cost.

Old Business:

Brixham school bus stop traffic backup issue was discussed and it was decided that the best alternative would be for the bus to enter both Brixham and Windsor to eliminate the safety concern of children crossing Stoneybrook Blvd. from Windsor without bus stop protection and address the traffic backup issue.

Action: Tony Gregory to request this change with Orange County busing authority.

New Business:

A request had been made by the Stone Forest community to utilize our recreational facilities for a fee. The board declined this request.

A motion was made by Mark Krush to move the Activities Committee under the Stonybrook HOA per the following principals that were developed between Tony Gregory and the Activities Committee. The motion was amended by Tony Gregory to include providing the committee with \$1000 from the HOA account for activities this year. A second was made by Allan Gelb, all other board members were in favor and motion carried.

Control over their funds – The activities committee will have 2 accounts in the HOA budget. One will be funded by association dues and the other will be funded by the committee's fundraisers. The committee will have direct access to the account funded by their fundraisers without approval required by the HOA board of directors.

Board Involvement – The board will not micromanage the committee. The board's interest will be more focused on the types of events we are having as a community, how the board can assist, any potential liability issues, funding, and advertisement and not focused on the particular details of each event. The board liason will coordinate this involvement.

Titles - The titles within their committee (i.e. president, VP, Secretary, Treasurer) will have to be changed to conform to other committees (i.e. chairperson)

Action: Darin Stewart will develop the details on the management of the two budget accounts the activities committee will have.

Approval was given by Tony Gregory for Sentry to pursue the fountain cleaning per Aquatic Systems proposal.

Paint color selections were voted upon by the BOD and the results were as follows based on a color receiving 5 or more votes. See attached for approved color schemes by village:



color schemes.pdf

Next Meeting Date

The next Board of Directors meeting will be held on October 18, 2005 at 6:30 P.M. in the Stoneybrook fitness center activities room.

Adjournment

10:00 P.M.