

Stoneybrook Master Association, Inc.
Board of Directors Meeting
September 16th, 2008

Call to Order:

The September 16th, 2008 Board of Director's meeting was called to order by President John Santaniello at 7:04pm. Mark Krush, Damon Patai, Tony Gregory, Alan Gelb, Karen Miller, John Bunke and Terry Theret were present. Darin Stewart 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 John Santaniello to approve the minutes for the July 2008 Board meeting. , John Bunke seconded the motion. Motion passed with Allan Gelb the only dissenting vote.

President's Report:

- Dave Reid from HBL sent a letter dated 9/15/08 outlining answers to a number of the challenges brought to Dave's attention at the August 26th Board meeting. Management is in possession of a copy of this letter. Details under Old Business.

Management Report:

- Report was submitted in writing to the Board prior to this meeting
- Cheval Street lighting was to go online as of 09/16/08.
- Pond Maintenance
 - Michelle discussed current status
 - Current company servicing the ponds is not contracted to remove algae
 - Suggested utilizing the proposal from Vertex
 - Mark questioned the need for the extra \$6,000/year for maintenance if the stocking of the ponds with the specified carp will fix the challenges.
 - John S. likes the Vertex proposal suggesting we use the service as proposed for 1 year then re-evaluate the conditions of the ponds with the possibility of reducing or eliminating the maintenance fees.
 - Damon motioned to accept the Vertex proposal. Tony seconded the motion. The motion passed unanimously.
 - Some challenges regarding billing issues by our attorney were brought up by Angie.
 - John S. to investigate with the attorney

Gatehouse Committee:

- Report provided by Jim Schnaath
 - Committee is meeting approximately twice per month
 - Times are TBD
 - At least 1 time per month at the Gate
 - ~~Receiving hard copies of procedures from Allied~~
 - Stoneybrook's procedures are out of date
 - All procedures are being updated
 - Working with Pedro is going well

- Phone challenges have been fixed
- Meeting with Smart Watch to integrate various components of system
 - Cameras, Scanners, etc. possibly through an intranet
 - Pedro is requesting internet Access
 - Employees would sign agreements regarding usage
 - John S. questions setup & usage
 - John B. stated that they were putting together a wish list
 - Smart Watch could then demonstrate integration
 - By 12/18, Pedro would like to start capturing guest data
 - John B. stated that with the current computer system, there are no fields to which data can be captured.
- The need for convex mirrors to enable attendants to see behind the gatehouses was discussed
- The possibility of stop-sticks was discussed
- Electronic Signs
 - Company we are working with discouraged the use of fonts smaller than the recommended 4.7 inches outlined in their proposal.

Building Committee:

- Surveying is complete
- Expect to break ground sometime near the end of October.

Old Business:

- HBL Update:
 - Association hired engineer has conducted the speed test on the cable system
 - Awaiting results
 - System is unbalanced
 - Download speeds are close but uploads are not yet up to specifications
 - A new larger dish is to be mounted by the end of this week
 - There have been few challenges with internet dropout
 - Customer Service issues from previous meeting
 - Some of the residents in attendance at the 08/26 meeting were contacted, some were not.
 - TIVO education took place
 - Billing issues have been somewhat of a challenge as initial promotions are now expiring.
 - Customer Service Representatives
 - Yelling at Rep will result in Rep hanging up
 - HBL to outsource CSR training
 - Rain Fade
 - New dish to be installed by 9/25
 - Pricing
 - John did some pricing and found HBL to be competitive. Some items were more expensive, some items less, but overall competitive.
 - John S. is putting together a survey of HBL, which he will present to the Board via email. Once approved will then send out to the Community.
 - HBL has fixed the hole in the street across from the Fitness Center.
 - HBL has not yet fixed the sidewalks in Buckingham
 - ~~Call to be placed on 09/17 to repair this sidewalk. If not completed, the Association will repair it and bill HBL.~~

ARC:

- Met last week
- Are looking at Stoneybrook West's guidelines
 - Each person on the committee will take a section to incorporate and update as needed for our Association.
 - Once completed, these guidelines will be presented to the Board for recommendations.
 - John S. suggested that a middle of the road approach be used when meshing the two sets of guidelines.
- Discussion took place regarding the composition of the ARC.
- Tony motioned that the ARC procedure be modified to requiring that the 3 Board members of the ARC endorse all ARC requests following Managements review for meeting criteria. If all 3 Board members do not endorse the request, the request will then be brought to the attention of the full Board.
- Alan seconded the motion.
- The motion passed unanimously.

New Business:

- Fitness Center:
 - Cardio Equipment lease runs out in January
 - Buyout of the equipment would be approximately \$4500.00
 - Company provides an \$8,000 credit toward a new leasing deal
 - Fitness Center Director is working on getting additional quotes
- Allister Fisher, a lawyer for Holland & Knight LLP requested a letter of 'No Objection' for Orange County rezoning parts of Ridgemoor.
 - After some discussion, it was determined that the Board will have its lawyers look over the request.
- Budget Workshop
 - September 30th, 2008 at 7:00pm at the Fitness Center.

Next Meeting Date:

The next regular Board of Directors meeting will be held on October 21st, 2008 at 7:00 P.M. at the Stoneybrook Fitness Center.

Adjournment:

8:40 PM

Respectfully Submitted,
Damon Patai, Secretary