

Stoneybrook Master Association, Inc.
Board of Directors Meeting
April 18, 2006

Call to Order:

The April 2006 Board of Director's meeting was called to order by President, Tony Gregory at 6:35pm at the Stoneybrook fitness center. Board members Tony Gregory, Bill Keezer, Abdullah Zeini, Jack Baumgardner, Darin Stewart, Allan Gelb, and Mark Krush were present. Anand Singh was absent. Brooke Coniam was 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 covenant requirements.

Approval of Meeting Minutes:

A motion was made by Jack Baumgardner to approve the minutes for the March, 2006 board meeting. A second was made by Abdullah Zeini, all present were in favor and motion carried.

Management Report:

Management report provided in advance of the meeting. Tarragon (owners of the Vintage on the Green apartments) requested to contact our attorney to discuss potential conversion to condominiums. All legal fees will be borne by Tarragon.

Committee Reports:

- 1. ARC** – ARC standards will be updated to clarify that garage door color can be either the base color of the house or the trim color. It cannot be the color of the house door unless the house door also meets this criteria.

Action: Sentry

Conditional approval was given to the expansion plan presented by the resident of 2840 North Hampton pending items on the Sentry checklist are provided.

A discussion was held regarding if the HOA should correct violations that have had repeated warning letters issued or should it be turned over to the attorney. It was agreed that the current process of turning over to the attorney when no corrective action is taken should be followed.

- 2. Gatehouse** – Committee report provided in advance.

A motion was made by Bill Keezer that the residence exit gate should be left open from 7 A.M to 10 A.M. M-F to reduce wear and tear during periods of peak traffic. Tony Gregory seconded the motion, all in favor and motion carried.

Approval was given to post a temporary sign at the Clubhouse gate to inform visitor drivers that they should call the gatehouse or report back to the gatehouse if the gate does not open. Currently drivers will beep horn at all hours when gate does not open which has become a nuisance to residents.

Tony Gregory will issue a letter to US Home requesting that they pay for a receiver required to activate The Reserve camera system feeding into the main system. It currently is separate. It appears scope was left out at turnover.

3. Finance – Committee report provided in advance.

A motion was made (see tab motion proposal on attached spreadsheet for wording) by Darin Stewart and a second was made by Allan Gelb. All in favor were in favor and motion carried. Sentry is to make postings prior to April closing.



Reserve Cash
Flow_March31_2006_

4. Beautification – No new report.

5. Communication – A newsletter for the first quarter has been produced and will be mailed for April delivery.

6. Fitness Center – See new business for items addressed.

7. Infrastructure – Committee report provided in advance.

A preliminary report was provided by PSI on April 17, 2006 on the engineering study of the roads they completed. Preliminary findings are that in general roads are in good condition, but some areas with more extensive cracking will require some corrective work. After review of the draft report a recommendation on remedial action will be provided.

8. Activities – Committee report provided in advance.

Near term events: April 29 Stoneybrook annual garage sale, May 31, 7-8PM School excellence at Stoneybrook clubhouse.

Old Business:

There was a discussion on safety during the period when the concrete is curing on the new playground site.

Action: Susie Santaniello to check how long the concrete will need to cure and will arrange to have Fox Security monitor the site during this time to ensure no children access the location before padding is poured.

Annual meeting has been scheduled for April 26, 2006. All board members are to pursue proxies and get residents to attend so we can get a quorum.

District 4 meet the candidates will be held April 24, 2006 at the clubhouse. All board members are to get the word out to residents to attend.

New Business:

Board did not approve a request that was made to list Stoneybrook home sales on the Stoneybrook website.

The board made the recommendation that a full background check be conducted on repeat visit vendors to Stoneybrook that have access to children. For one time vendors, a FDLE website based background check shall be conducted.

Realtor sign issue was tabled until next board meeting.

Damon Patai presented the board with a summer and a spring/fall schedule for the tennis courts that outlined group lesson time, private & semi private time and open time (see attached) . A motion was made by Darin Stewart to adopt this schedule. Bill Keezer provided a second, all in favor approved and motion carried.



Tennis Reservation
Chart 04.10.06.xls

A draft version of a Tennis Contractor Service Agreement was also provided by the activities committee (see attached). Darin Stewart made a motion to adopt the draft agreement in principal with final details for wording to be worked by our attorney. Bill Keezer seconded the motion, all present in favor and motion carried.



Tennis Contractor
Agreement 04.10.06.

A motion was made by Bill Keezer to increase the Orange County patrol from 36 hours/week to 40 hours/week. Allan Gelb seconded the motion, Darin Stewart, Alan Gelb, Jack Baumgardner, and Bill Keezer were in favor. Mark Krush, Tony Gregory and Abdulla Zeini were opposed. Motion carried.

Next Meeting Date

The next Board of Directors meeting will be held on May 16, 2006 at 6:30 P.M. in the Stoneybrook fitness center activities room.

Adjournment

9:05 p.m.