

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

**Call to Order:**

The December 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, Anand Singh, Jack Baumgardner, Bill Keezer, Allan Gelb and Mark Krush were present. Mark Williams, Abdullah Zeini, and Darin Stewart were 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 requirements.

**Approval of Meeting Minutes:**

A motion was made by Allan Gelb to approve the minutes for the November 2005 board meeting. A second was made by Bill Keezer, all present were in favor.

**Management Report:**

Management report provided in advance of meeting for board review. A discussion was held on the request from the Reserves residents to link their village website to the Stoneybrook website. Concerns were expressed by board members of having access to family and children names and potential other risks and responsibilities along with wanting to move toward a single central community website. No website link will be implemented. It was also reported that the multiple residents living at 2241 Stone Cross Circle have moved out as of December 16.

**Committee Reports:**

1. **ARC** – No report or special topics to review.

**Gatehouse** – Committee report provided in advance of meeting for board review.  
No further actions recorded

2. **Finance** – Committee report provided in advance of meeting for board review. Finance committee proposed that the board meeting be moved to the fourth Tuesday of the month and the finance committee will move its meetings to the third week. This will enable the finance committee and others to meet prior to the board meeting to enable most current information available to the board.

**Action: Brooke will poll members via email to determine feasibility of moving the board meeting to the 4<sup>th</sup> Tuesday of the month starting in January.**

3. **Beautification** – No committee report or special topics to review.
4. **Communication** – No committee report. Replacement channel 63 editing software and concern from resident of the Reserves to be included in the communication of meetings dates and special events discussed.

**Action: Sentry to evaluate upgrading the editing software for the channel 63 Stoneybrook news. Sentry also to put sign in front of the reserves to communicate the new Stoneybrook website and that meeting dates are available on this website.**

5. **Fitness Center** – The committee and Fitness Director presented a proposal to for replacement and upgrade of the recreation center playground facility. Three quotes and artist renderings for proposed replacements were presented. Based on the evaluation of the fitness center committee considering construction, safety, turnaround time on construction and service and professionalism of the companies proposing, the recommendation was to use Rep Services, Inc. and the Landscape Structures equipment proposal.

Mark Krush made a motion to move forward with the recommendation of the committee to use Rep Services, Inc. not to exceed \$130,000 per the quote. In addition the committee is to negotiate to have the swing area surfaced with poured in place (proposal was with mulch) by combination of company concession and if required size adjustment. Bill Keezer seconded the motion, all members present were in favor and motion carried.

6. **Infrastructure** – Committee report provided. Discussion on proposal from Arcadis to develop an RFQ for engineering study for \$4,500. Quote considered excessively high for scope of work and no action taken on it. It was reported that the current chairman of the committee will work to draft an RFQ as an alternative and that the next Infrastructure committee meeting will be to address RFQ topic.
7. **Activities** – Committee report provided in advance of meeting for board review.

**Old Business:**

There will be a Jan 10 vote by the Orange County School Board on the zoning for the new elementary school. Tony Gregory to contact Tim Shea to get feedback on the best method for the interested residents to be heard.

**New Business:**

A motion was made by Tony Gregory to transfer the 2005 excess operating funds at year end to the reserve funds. A second was provided by Mark Krush, all present were in favor and motion carried.

A request was made by the by the homeowner at 14830 Huntly Drive for an extended payment plan for past due homeowner association dues and penalties. Due to a history of late and non payments dating back to 2001, this request was denied and standard collection process will be taken by Sentry.

**Next Meeting Date**

The next Board of Directors meeting will be tentatively scheduled for January 24, 2006 (the fourth Tuesday) at 6:30 P.M. in the Stoneybrook fitness center activities room pending agreement by all board members.

**Adjournment**

9:07 P.M.