

Stoneybrook Master Association, Inc.
Board of Directors Meeting
February 21, 2006

Call to Order:

The February 2006 Board of Director's meeting was called to order by President, Tony Gregory at 6:30 P.M. at the Stoneybrook fitness center. Board members Tony Gregory, Anand Singh, Jack Baumgardner, Bill Keezer, Allan Gelb, Mark Krush, and Darin Stewart were all present. Abdullah Zeini was 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 of the association's governing documents and applicable Florida Statutes.

Approval of Meeting Minutes:

A motion was made by Darin Stewart to approve the minutes for the January 2006 board meeting. A second was made by Anand Singh, all present were in favor.

Management Report:

A written Management report was provided in advance of meeting for board review. Comments were made concerning the meeting with Nationwide insurance agent, Ed Jones. He will be working on the additions to the policy as requested at the meeting.

A follow up letter will be sent to the owners of 2311 Hedgegate informing them that in fifteen (15) days the Association will proceed with the approved legal action as they had not received the contract for the screen enclosure as was agreed to during their appeal at the January 2006 board meeting.

Committee Reports:

1. **ARC** - A second appeal for acceptance of a non approved paint scheme was presented in the board packet and in person by the Valdez residents at 14266 Squirrel Run in Glenwood Run.

Significant discussion took place with the requester on the process that was used to expand the color selections for each village and the reluctance by the board to resort to a subjective process of approving individual color schemes after the colors have been applied. A motion was made by Tony Gregory for approval of the non approved color. No second to the motion was made. Motion did not carry.

A request was received from 2572 Dover Glen Circle for the addition of a balcony to the front of the house. The resident was informed that the board was not

opposed to the concept, however, no approval was granted by the board due to lack of specific elevation and layout information being provided. The homeowner will re-submit his application for elevation approval once he has obtained more detailed plans and construction specifications.

A request was submitted by the residents of 14728 Yorkshire Run Drive to install a white vinyl lattice enclosure underneath their balcony/lanai structure for privacy. Board discussion resulted in a consensus that this type of covering is currently not approved in the bylaws or architectural review standards and there were concerns with the aesthetics of this type of covering. No approval was granted by the board.

2. **Gatehouse** – Committee report was provided in advance of the meeting for board review. Bill Keezer made a motion that residents update the guest list in person at the fitness center and only the management company be able to update the guest list in the LAN database at the fitness center. Jack Baumgardner seconded the motion, all present were in favor and motion carried.
3. **Finance** – Committee report was provided in advance of meeting for board review.
4. **Beautification** – Committee report was provided in advance of meeting for board review.
5. **Communication** – A discussion on restarting the Stoneybrook newsletter was conducted and board members were in general support of evaluating restarting and also volunteering to contribute content to the newsletter.

Sentry Management will get quotes for editing, typesetting and printing services.

6. **Fitness Center** – The fitness center committee presented a proposal to change the existing 70% Stoneybrook resident participation requirement to be able to schedule the recreation center facilities to 25%. It was pointed out that Waterford is currently at a 70% requirement as is Eastwood and Avalon is at 50%. It was also pointed out that the Stoneybrook members of the WESA league (Waterford, Eastwood, Stoneybrook, Avalon) will need 8 time slots during the week for their practices. Discussion points included concerns about being able to fully accommodate the Stoneybrook WESA members, not overscheduling the fields so residents that are not in leagues also have the opportunity to use the fields, general overuse, and that East Orange Little League does allow each team to schedule at their facility in Bithlo.

A motion was made by Tony Gregory to change the 70% Stoneybrook resident requirement on the ballfields only to 25%. Allan Gelb made a second to the motion. Allan Gelb voted in favor, all other members voted against the motion. Motion did not carry.

- 7. Infrastructure** – Tom Lowell presented for board review three proposals for an engineering study of the roads in Stoneybrook (ECS, Nodarse, & PSI). The infrastructure committee made the recommendation that PSI be selected based on their experience with other HOAs and they made a personal visit to Stoneybrook to estimate the actual number of cores required. Allan Gelb made a motion that PSI be selected to perform the engineering study. Jack Baumgarder provided a second, all present were in favor and motion carried. The PSI quote was \$16,331.

The committee also presented a recommendation that an under drain be built under the new playground. The board requested that the committee also evaluate the need to bring in some fill to raise the new playground site due to concerns about the current drainage problem and the concern it could get worse when additional ground drainage & seepage will be lost when the playground concrete is poured.

- 8. Activities** – Committee report provided in advance of meeting for board review.

Old Business:

No old business discussed.

New Business:

A townhall meeting with the District 4 Orange County Commissioner candidates has been arranged for April 24, 2006 at the Stoneybrook clubhouse at 7pm. This event will be communicated to residents via the website and signage. In addition, the candidates may use their own resources to advertise the event to homeowners via mail outs. Tony Gregory is coordinating the event with the candidates.

Open house and Realtor signs are being placed in Stoneybrook which is in violation of the bylaws and has resulted in various homeowner complaints. To address this concern the fitness center staff will perform a morning and afternoon sweep of the community and will pull signs, take them to the fitness center, and issue a letter to the realty company to notify them of the infraction and where they can retrieve their signs.

A request for a 6 month payment plan for past fees was received from Rosario Account #014064. The board accepted the payment plan.

A fee waiver request was received for Levin account #515080. The board did not approve the request due to lack of complete information on the series of transactions.

Next Meeting Date

The next Board of Directors meeting will be scheduled for March 21, 2006 at 6:30 P.M. in the Stoneybrook fitness center activities room.

Adjournment

9:50 P.M.