

**Stoneybrook Master Association, Inc.**  
**Board of Directors Meeting**  
**January 30, 2006**

**Call to Order:**

The January 2006 Board of Director's meeting was called to order by President, Tony Gregory at 7:06 P.M. at the Stoneybrook fitness center. Board members Tony Gregory, Anand Singh, Jack Baumgardner, Bill Keezer, Allan Gelb, Mark Krush, Abdullah Zeini, and Darin Stewart were all present. 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.

**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.

**Presidents Report:**

Listing of priority activities provided to all board members along with revised proposed organization chart. Board members to review and provide comments to Tony Gregory for finalization

**Management Report:**

Management report provided in advance of meeting for board review.

**Committee Reports:**

**1. ARC**

An 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. The resident presented the circumstances that led to painting the house a color that was not approved for the Glenwood Run Village. Considerable board discussion took place considering the residents circumstances as presented and also the concern that this would lead to precedence for future appeals of residents who may choose to paint outside the approved color schemes and approach the board after the fact for special approval which would lead to a risk of individual subjective decisions.

All board members present voted to rejected the request by the Valdez residents of 14266 Squirrel Run to approve the current house color that is not on the approved color palette for this village.

A motion was made by Mark Krush and a second made by Darin Stewart to allow the Valdez residents at 14266 Squirrel Run until December 31, 2006 to repaint to an approved color. All present were in favor and motion carried.

An appeal for approval of a non approved paint scheme was made in the board packet by the Ramos residents at 2327 Ellicott Way, Glenwood Run. All board members present voted to reject this request also.

A motion was made by Bill Keezer and a second by Darin Stewart to allow the Ramos residents at 2327 Ellicott Way, Glenwood run until December 31, 2006 to repaint to an approved color. All present were in favor and motion carried.

A request was made in person and in the board packet by Rivera residents at 2527 Fawnlake Trail in Stewarts Cove for a two story addition to the back of their home. No approval was granted by the board due to lack of specific elevation and layout information being provided.

A request was made in the board packet by the Taddeo residents at 2636 Fawnlake Trail in Stewarts Cove for a two story addition to the back of their home. Mark Krush made a motion to approve the front elevation, rear elevation, first and second level floor plans as attached. Final approval will be based on meeting the checklist of items that was previously used by US Homes and will be provided by Sentry Management for final review and approval by the board. Darin Stewart seconded the motion, all in favor were in favor and motion carried.



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**Action: Sentry to provide board with the standard US Homes checklist for review.**

A request was made in the board packet and in person from a realtor representing a party interested in purchasing 2525 Dover Glen Circle to enclose a balcony, add a screened pool, and add a fenced dog run. Per the normal process, this request was directed to be presented by the current residents to the ARC for consideration and approval. No board vote was taken.

- 2. Gatehouse** - Bill Keezer made a motion to accept the improved security software as proposed by Access Control Technology (proposal included in board package) and recommended by the gatehouse committee. A second was proved by Allan Gelb. All present were in favor and motion passed. The software is to be charged to account 5551 and will be funded from the savings realized from the new gatehouse contract. Management is to ensure that the system is to be set up to delete access for all of Stoneybrook when residents leave either Stoneybrook or

the Reserves.

3. **Finance** – Committee report provided in advance of meeting for board review.
4. **Beautification** – Committee report provided. Jack Baumgartner made a motion to grant the committee per their request the following 1) That they along with Sentry Management meet with the landscape company quarterly to discuss opportunities for improvement. 2) Institute a yard of the month program with a budget of \$600/year. 3) Incorporate a tip of the month on the Stoneybrook website. Anand Singh provided a second, all present were in favor and motion carried. The funded for the yard of the month will be from account 6040.
5. **Communication** – Tony Gregory presented that this committee will no longer be a stand alone committee due to lack of neighborhood involvement. This committee will be absorbed by the board and will address specific items as part of schedule board meeting agendas.
6. **Fitness Center** – To accommodate the schedule of the fitness center and board members, future board meetings will be scheduled on the 3<sup>rd</sup> Tuesday of the month.
7. **Infrastructure** – Tom Lowell the new Committee Chairman for the Infrastructure Committee presented that an RFQ will be released this week for an engineering study of the Stoneybrook roads. The phase 1 element of the RFQ which will include an on site assessment by the selected firm was approved to move forward with only the approval of the president, Tony Gregory to help expedite the study and due to the cost not expected to exceed the level provided in the 2006 budget.
8. **Activities** – Committee report provided in advance of meeting for board review.

### **Old Business:**

Mark Williams submitted his resignation of his position on the Stoneybrook board of directors to President, Tony Gregory. Tony Gregory stated that this position will not immediately be replaced.

### **New Business:**

An appeal was made in person by the residents of 2311 Hedgegate Court in Ridgemoore to allow more time to complete hurricane related reconstruction of the pool screen due to extenuating circumstances they have experienced with a loss of a deposit to a prior contractor that they had signed a contract with to have the work performed.

A motion was made by Mark Krush to allow one week for the residents to provide a temporary safety fence in accordance with Orange County guidelines, 2 weeks for them to sign a contract for pool screen enclosure and 90 days to have the pool enclosure completed. These milestones must be completed to prevent this item from being turned over to our attorney for next step proceedings. Jack Baumgartner seconded the motion, all present were in favor and motion carried.

Sentry Management presented a delinquency in the residents of 14716 Yorkshire Run to respond to multiple letters of instruction to construct a pool enclosure over their pool.

Tony Gregory made a motion to proceed to turn the matter over to the Attorney for normal proceedings. A second was made by Mark Krush, all present were in favor and motion carried.

Management will notify Orange County Code enforcement on the matter.

**Next Meeting Date**

The next Board of Directors meeting will be scheduled for February 21, 2006 at 6:30 P.M. in the Stoneybrook fitness center activities room pending agreement by all board members.

**Adjournment**

10:13 P.M.