

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

Call to Order:

The March 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 and Anand Singh were present; Allan Gelb and Mark Krush 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 covenant requirements.

Approval of Meeting Minutes:

A motion was made by Bill Keezer to approve the minutes for the February 21, 2006 board meeting. A second was made by Anand Singh, all present were in favor and motion carried.

Management Report:

Management reported that the transfer of offices began this month. The Fitness Center staff and director are now in a separate office across the hall from the property management office. It was also reported that all mulch and palm tree trimming had been completed by the landscape company (Grasshoppers).

The fence repairs at the tennis courts and changes to the fence around the pool will be done by Barfield Fence. Please code these repairs/changes to 5200.

Committee Reports:

1. **ARC** – There were 3 ARC applications presented to the Board for approval. Two were concerning additions to the home which were given initial approval subject to certain construction specifications available in the management office. The third ARC application was to add a mailbox and post combo to the ARC standards. This was also passed. The onsite office has the details of this mailbox in the ARC standards.
2. **Gatehouse** – Bill Keezer reported that the last meeting went well, keeping the committee right on path to their goals. The proxy guard system will be added to the Avalon Gate at no expense to the Association. Fox Protective Services have agreed to pay to have this added. This equipment will keep track of and make sure that the gate attendants are staying on duty. The topic of the off-duty deputies was brought up and everyone agreed that the officer's presence at the Avalon gate was very effective.

3. **Finance** – Darin will be meeting with the Finance Committee the day after the Board meeting. Net income to date is approximately \$26,000.00
4. **Beautification** – Jack Baumgarder reported on behalf of the beautification committee. The Yard of the Month will begin in March. They are currently getting bids for the Holiday lighting/decorating.
5. **Communication** – Discussion was made concerning a newsletter to get important information out quarterly. Everyone agreed a mail out at this time is much needed. Management is getting bids for newsletter to be distributed. The board is looking forward to communicating with the community and much volunteer help is needed. Management reported that the updated community channel hardware/software would be up and running within the week.
6. **Fitness Center** – Damon Patai began this extensive discussion concerning the current contracted tennis pro. He explained that the committee was unhappy with the exclusivity in the current contract with Ace’s Academy. There were 2 action items that were brought to the Board. The first was the updated tennis agreement for all pros and the second was to exercise the 30 day out clause with the current contracted pro (John Acevedo). The Fitness Center liaison, Abdullah Zeini made a motion to exercise the 30 day out clause in order to begin board discussion on the topic. The discussion began, Damon said that the committee felt like with the number of tennis players living in the community there was a need for more than one pro. The motion to exercise the 30 day out clause was voted upon and the motion did not carry. Reasons provided for dissenting votes included lack of due process with the current pro (i.e. no formal opportunity to respond to the association’s concerns) and no actual contract violations were cited with the current pro. Darin Stewart asked Damon Patai to let the Board know of the issues lacking from the current pro. Damon responded that the largest challenge right now is the exclusivity in his contract. Bill Keezer suggested for the committee to bring any future complaints to the Fitness Director and give the Board updates. Included in the Board packet was a proposed “new” contract which was revised by the Fitness Center Committee. Damon educated the Board on the way they figured the courts could be handled without contracting just one pro. The committee suggested always having just 2 courts used for lessons/leagues etc. The committee wants the residents to have flexibility in choosing their pro. Tony Gregory stated that we have limited resources and as stated before, we are not a tennis center. The Board has the responsibility to make sure that the the facilities are not overtaken by groups/leagues/clinics at the expense of individual residents who would like to play or entertain family/friends. Several Committee members were present to vocalize their points concerning the use of the courts, both for and against the proposal. Darin Stewart questioned the current pro (John Acevedo) who was present for the meeting, regarding any detrimental affect on the program which currently serves many residents (including children). John said he believed that his clients would stay with him regardless, but sharing the time would be the challenge. He didn’t understand the challenge with the contract because the word

“exclusive” was never stated. Darin Stewart explained that although the word is not stated exclusivity is implied by the terms of the contract. Darin also stated that he believed the demand was greater than the resources the community has. He suggested the committee balance this and adopt a revised non-exclusive contract and discuss how to allocate resources next month. Abdullah Zeini made a motion to evoke 30 day termination clause and redo the contract, no second was made so the motion dropped without a vote. Tony Gregory expressed for Alan Gelb and Mark Krush (who were not present) that their overall concerns via previous emails were the potential of losing instructors and the availability of resources for individual residents. Darin Stewart made a motion to revise the current tennis contract and remove the exclusivity. All in favor, Darin Stewart, Abdullah Zeini, Bill Keezer. All opposed, Tony Gregory, Jack Baumgardner, Anand Singh. Tie vote so the motion dies. The Board sent the issue back to the committee level to make a revised plan for how to balance the availability and use of resources between individual residents and leagues/groups. In addition, the committee and the fitness director were requested to communicate with the current tennis pro to identify ways to address the committee’s exclusivity concerns before the next board meeting. Residents present with comments concerning this matter were Tammy Gormley, Bob Forbeck, Jaye Silvers, Dave & Dee Parzych, Jim Romaine, Sandy Hearn, Christy Cavanagh.

The group swim lessons contract for Sharks & Minnows was brought to the Board. Darin Stewart asked management to see if Sentry had a “generic” contract for activities like this. Management will be checking into this and reporting back to the board at the April meeting.

7. **Infrastructure** – Tony reported that the engineering firm (PSI) was out doing the road samples and they are almost complete with the corings. Monday, March 27th Tom Lowell is going to meet with the gentleman from PSI for a 3:30pm meeting at his office in Winter Park. Tom will keep everyone up to date with this. Tony reported that there may be a lot of issues with road deterioration and that this is just a preliminary assessment.
8. **Activities** – Monique Schnaath reported for the Activities committee. She gave a brief overview of the Spring Festival scheduled for April 8th. Monique also added that the Activities Committee would be very grateful for a mail out as soon as possible. There was discussion on background checks for vendors coming into the community for annual events. Tony asked management to put this item on the agenda for next months meeting.

Old Business:

There was discussion on the drainage at the playground. The company set to do the installation gave management a bid to add fill to the lot or add under drains. Darin Stewart suggested we do both to be safe. After further discussion and information provided by management, the best option according to several engineers, would be to go

with adding the fill to raise the playground up a bit to alleviate drainage issues and avoid the under drains. Management reported that the drains do need to be cleaned out, but does not have to be done immediately.

New Business:

Tony Gregory reported that we do have a date and place for the annual members meeting. The meeting will be at Timber Creek High School on April 26, 2006 at 7:00pm.

There were two bids for the annual mosquito contract, Southern Mosquito and Clarke Environmental. Bill Keezer made a motion to accept Southern Mosquito's proposal, Abdullah Zeini to second, all in favor, motion passed.

Management reported on the current irrigation contract. There have been several problems with the current contractor in fulfilling the contract. Management will be getting bids from Grasshoppers who have a vested interest in the condition of the grass and get back to the Board.

Tony Gregory reported on "Meet the Candidates" for the upcoming District 4 Orange County Commissioner race. He said this will be a structured debate with open Q&A's. He asked the Board members to suggest or email him questions for the candidates to help facilitate the discussion. The event will be advertised on the community website, on the community channel and included in the first quarterly newsletter to be mailed in early April. This meeting will be at 7:00pm in the clubhouse on Monday, April 24, 2006.

Next Meeting Date

The next Board of Directors meeting will be held on April 18, 2006 at 6:30 P.M. in the Stoneybrook fitness center activities room.

Adjournment

10:00 p.m.