

Stoneybrook Master Association, Inc.
Board of Directors Meeting
November 15, 2005

Call to Order:

The November 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, Mark Williams, Anand Singh, Darin Stewart, Bill Keezer, Abdullah Zeini, and Mark Krush were present. Jack Baumgardner and Allan Gelb 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 Tony Gregory to approve the minutes for the October 18, 2005 board meeting. A second was made by Mark Williams, all present were in favor except for Anand Singh who abstained and motion carried.

Management Report:

Management report provided in advance of meeting for board review. No further actions recorded.

Committee Reports:

1. **ARC** – Tony Gregory requested that going forward Mark Williams take over the responsibility for signing off ARC requests.

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. No further actions recorded

3. **Beautification** – The committee provided a recommendation for review to install 20 DOGIPOTS along Stoneybrook Blvd to address the problem of residents of not cleaning up after their pets. The board raised concerns that the cans would be somewhat of an eyesore and would present more of a park image. Other concerns expressed were that this would not likely change the behavior of current violators of the existing policy and that the cost was too significant for a perceived low improvement probability. The recommendation was made by the board that the committee reconsider other options to address the issue.

Action: In addition Tony Gregory will draft a letter to be sent to

Homeowners addressing the issue of pet owner violations.

- 4. Communication** – Committee report provided in advance of meeting for board review. Current Chairman, Ron Abate, is requesting new chairperson be installed due to his time constraints.
- 5. Fitness Center** – The committee and Fitness Director presented a proposal to lease new weight room equipment from Cybex. The proposal was chosen after evaluating 3 separate bids on the basis of quality of equipment based on testimony from other users, 48 hour repair/replace policy guarantee, and good reputation.

Darin Stewart made a motion to accept the above proposal for the Fitness center to enter into a lease with Cybex for a period of 36 months on the cardio equipment and 60 months on the strength equipment for an approximate monthly lease of \$1735/month. A second to the motion was provided by Abdullah Zeini. All present in favor, motion carried.

- 6. Infrastructure** – Tom Lowell was appointed as committee chairman by Tony Gregory.
- 7. Activities** – Committee report provided in advance of meeting for board review. Budget request was addressed under new business, Approval of 2006 budget.

Old Business:

The attached language was adopted to be used for the activities committee finances as part of the HOA.



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An update to the multi renter issue at 2241 Stone Cross Circle was provided by Sentry. The current residents will be out by Dec 1, 2005 and the homeowner will be issued the legal fees for the eviction process.

New Business:

The 2006 budget proposal was presented by Treasurer Darin Stewart. Four changes were proposed from the draft budget that was sent to all homeowners prior to the meeting:

1. Recreation equipment maintenance was increased from \$13,000 to \$21,000 to account for the new lease of fitness center equipment from Cybex.

2. Activities committee budget was increased from \$3,000 to \$10,000 as a result of the activities committee coming under the HOA and to support the proposed activities calendar provided to the board.
3. The fitness center equipment reserve was reduced from \$15,840 to \$5,840 due to lower expected repair/replace costs on fitness equipment with the new lease agreement.
4. The reserve for playground and fitness center upgrades was reduced from \$32,089 to 27,089 to adjust for fitness center improvements that will be completed this year.

The proposed budget sent to the homeowners and adjusted budgets both included increasing the home resale fee from the current \$400 to \$1000.

The net effect of these changes was that the total expenditures and proposed homeowner fees did not change from the draft budget provided to all homeowners.

A motion was made by Darin Stewart to adopt the 2006 budget proposal with the above changes. A second to the motion was provided by Anand Singh. All present were in favor, motion carried.

The approved 2006 Stoneybrook HOA budget is attached below.

Option A represents what was sent to the homeowners, option B represents the budget that was approved by the BOD with the changes highlighted in yellow.



Stoneybrook Budget
2006 (option A and B)

A motion was made by Bill Keezer to accept the \$1000 offer from the Bickum residence at 14708 Chadbury Court for legal fees associated with unapproved painting of their house. Mark Williams seconded the motion all other board members were in favor except for Tony Gregory and Anand Singh who opposed. Motion carried.

Next Meeting Date

The next Board of Directors meeting will be held on December 20, 2005 at 6:30 P.M. in the Stoneybrook fitness center activities room.

Adjournment

8:30 P.M.