

Stoneybrook Master Association, Inc.
Board of Directors Meeting
February 24th, 2009

Call to Order:

The February 24th, 2009 Board of Directors meeting was called to order by President John Santaniello at 7:10pm at the Stoneybrook Golf Clubhouse. Darin Stewart, Mark Krush, Damon Patai, Tony Gregory, Allan Gelb, Karen Miller, John Bunke and Terry Theret were present. Michelle Paul 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 and community website in accordance with covenant requirements.

Approval of Meeting Minutes:

A motion was made by Damon Patai to approve the minutes for the January 20th Board meeting. Tony Gregory seconded the motion. Motion passed unanimously.

President's Report:

- John thanked everyone for attending
 - Spoke about the Special Assessment meeting that took place on February 17th.
 - Polled the attendees regarding their attendance regarding:
 - The Special Assessment
 - HBL Communications

Management Report:

- Michelle Paul submitted the Management Report to the Board prior to the meeting.
- John publicly thanked Michelle for her continuing efforts to save the Association money through her negotiation of contracts and other activities.

Building Committee:

- Darin provided the following information
 - Plans are in the hands of the Orange County Building Department
 - A number of the plans have already been approved
 - There are some questions that are currently being answered by the architect
 - The architects & engineers did a good job as evidenced by how well the plans are moving through the process.

Old Business:

- **Transfer Fees**
 - John Santaniello outlined the current process
 - After Board discussion Darin Stewart made the following motion:
 - To raise the Association transfer fee from \$1,000 to \$4,000 for homes in foreclosure proceedings that have lasted longer than 12 months.
 - The Motion passed unanimously.

- **Recreation Field Drainage**

- Fitness Center Director Susie Santaniello outlined the challenges of the lack of drainage on the Recreation Field.
- Board discussed various options.
- Darin Stewart motioned to accept the proposal for the drainage improvements for the area.
 - Discussion took place.
 - After further discussion, the repairs to the recreation field were tabled due to financial challenges.
 - Susie was directed to monitor the situation closely and close the fields should the conditions become unsafe.

- **Pool Re-surfacing**

- Susie discussed the condition of the pool surface and the challenges being faced due to far exceeding its functional life.
- Susie presented quotes from five different companies.
- After Board discussion, John Santaniello motioned to accept the proposal from Pool Works for the resurfacing and repair of the pool
 - John Bunke seconded the motion.
 - The motion passed unanimously
 - This repair is budgeted for and will be paid from the Reserves account.

New Business

- **Formation of a Collection Committee**

- Terry Theret outlined a program to coordinate all collection policies
 - Included process improvements
 - Terry, Allan Gelb and Tony Gregory to be on the committee
 - Question was raised about resident participation
 - First thought was that would not be possible due to potential attorney client privilege
 - Board will research further
 - Terry motioned to form a Collection Committee made up of 2 – 4 members of the Board with the first members being Terry Theret, Allan Gelb, and Tony Gregory.
 - John Santaniello seconded the motion
 - The motion was unanimously approved

- **Usage of Amenities**

- Damon Patai presented challenges the Fitness Center and Recreation Fields are having regarding usage by homeowners who are not current with the Association Dues.
 - Damon outlined a proposal that encompasses enforcement of the Association Covenants and how to take care of vendors who may be negatively affected due to changes in the 70/30 policies by no fault of their own.
 - The Board stated that enforcement of the Association Covenants would continue to be adhered to.

- **Collection Fees**

- Terry Theret outlined the current fee structure for disconnection and reconnection of Gate Access Decals, ID cards, cable, etc.

- Terry motioned to:
 - Combine the ID and Gate Access Decal fees with a cap of \$100.00 per household
 - Retain the existing fee schedule for Cable/Internet as those are hard costs.
 - Reactivate all Gate Access Decals and ID cards in the household for those residents who have currently paid \$100 or more to have their Gate Access Decals and ID cards re-activated without further charges.
 - New Gate Access Decal fee raised from \$15.00 to \$20.00
 - Darin Stewart seconded the motion.
 - The Board unanimously approved the motion.

HBL Presentation

Larry Hawkins, president of HBL Communications addressed the Board and residents.

- Larry had a list of challenges from the residents that attended the HBL meeting held on January 17.
- Larry presented the changes that HBL has initiated to address all the concerns presented to him including but not limited to:
 - Extension of Customer Service Hours
 - Minimization of phone hold times
 - Additional field staff
 - Addition of On-line chat as an additional method of communication
 - Upgrading of infrastructure to add internet bandwidth and improve service
- Larry then took questions from the audience
- Audience members who wanted to speak were asked to fill out a form which was submitted to the Board. The President called the name of each person who filled out a form.
- Audience members were permitted 3 minutes to address Larry with their comments
- All those who submitted a form were called upon by the President to make their comments.

Next Meeting Date:

The next regular Board of Directors meeting will be held on March 17th, 2009 at 7:00 P.M. at the Stoneybrook Fitness Center.

Adjournment:

9:45 PM

Respectfully Submitted,
Damon Patai, Secretary