

**Stoneybrook Master Association, Inc.**  
**Board of Directors Meeting**  
**April 17<sup>th</sup>, 2007**

**Call to Order:**

The April 17<sup>th</sup>, 2007 Board of Director's meeting was called to order by President, Tony Gregory at 6:37pm at the Stoneybrook Fitness Center. Board members Tony Gregory, Darin Stewart, Mark Krush, Damon Patai, John Santaniello, Allan Gelb, Anand Singh & Jack Baumgardner were present. Brooke Coniam was present representing Sentry Management. Abdullah Zeini was absent.

**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 Anand Singh to approve the minutes for the January 2007 Board meeting. Jack Baumgardner seconded the motion. Motion carried unanimously.

**President's Report:**

- Tony stated that the majority of this meeting would be dedicated to the Cable proposals received by Comcast, Brighthouse and HBL Communications.

**Management Report:**

- Submitted in writing by Brooke Coniam.
- Gate Challenges:
  - John stated the following:
    - There have been some challenges with the transition of companies
    - TV times have been limited to certain hours
    - May consider other options
    - Challenges in finding the right company include:
      - Stoneybrook is a large gated community
      - 3 gates to operate 24/7
      - Gate locations pose challenges
    - Mark suggested possibly bringing Fox back
    - Tony suggested looking at Eastwood's company based upon his experiences
    - Topic to be re-addressed at the June Board Meeting
- Board Elections
  - 05/22/07
  - All required information has gone out on time as per documents
  - An updated limited proxy was generated by our attorneys

**Financial Report:**

- Printed report submitted by Mark Krush

**Committee Reports:**

**1. Gatehouse –**

**2. Beautification –**

- Checklist submitted in writing

**3. Fitness Center –**

**4. Activities Committee –**

- Submitted in writing by Monique Schnaath

**5. Old Business –**

**6. New Business –**

○ **Cable Contract Proposals**

- Written proposals were submitted by 3 companies through Gary Resnick, the attorney hired by the Board to facilitate these negotiations:
  - Comcast
  - Bright House
  - HBL Communications
- Gary presented each of the proposals to the board for consideration and discussion
  - Each was thoroughly discussed by the Board as to it's merits and challenges.
  - Gary suggested that the current Comcast contract be extended until 12/31/07 in order to accommodate any potential delays in transition
    - Damon motioned that the current Comcast contract be extended until 12/31/07.
    - Darin seconded the motion
    - Board unanimously passed the motion
  - As each company offered a package bundling basic cable service with high-speed internet, Gary suggested that the community be surveyed as to interest for this option by the residents. Gary indicated that many large communities such as ours are now moving toward bundled cable/internet as an amenity.
    - Board requested that management work with Gary on an appropriate survey and to get it out to the residents to assist the board in considering this alternative.
- Board agreed that in order to have more detailed information regarding the proposals, an executive session meeting would be scheduled with all of the cable companies to discuss their proposals in detail and answer questions.
  - Management to coordinate schedules to setup this meeting.
- Final decision and vote by the board on a vendor and specific services set for a regular board meeting just prior to the Annual Meeting scheduled for Tuesday, May 22, 2007 at 6:30pm.

**Next Meeting Date**

The next regular Board of Directors meeting will be held on May 22<sup>nd</sup>, 2007 at 6:30 P.M. at the Stoneybrook Golf Clubhouse.

**Adjournment**

9:09 PM

Respectfully Submitted,

Damon Patai, Secretary