

Stoneybrook Master Association, Inc.
Board of Directors Meeting
May 22nd, 2007

Call to Order:

The May 22nd, 2007 Board of Director's meeting was called to order by President, Tony Gregory at 6:40pm at the Stoneybrook Golf Clubhouse. Board members Tony Gregory, Darin Stewart, Mark Krush, Damon Patai, John Santaniello, Allan Gelb, Anand Singh were present. Brooke & Angie were present representing Sentry Management. Abdullah Zeini and Jack Baumgardner were 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 Darin Stewart to approve the minutes for the March 2007 Board meeting. John Santaniello seconded the motion. Motion carried unanimously.

Management Report:

- Submitted in writing by Brooke Coniam.

Financial Report:

- Submitted as part of the Management Report

Old Business:

- New Cable Contract
 - Tony Gregory provided an overview to the Residents of the process regarding the ending of the current cable contract and the establishment of a new contract.
 - An attorney was hired by the Board to facilitate this process.
 - Proposals were received from Bright House, Comcast & HBL Communications.
 - All 3 companies met with the Board to outline their respective proposals and answer questions.
 - Residents raised questions on the various companies, their services, rates, installation challenges, timelines, etc.
 - Board members answered all residents questions.
 - A survey was previously sent to the community to determine the general interest of residents for the potential bundling of basic cable and high-speed internet services. A small minority of respondents opposed the possibility of a bundled cable and high-speed internet contract.
 - Darin called for a vote after 35 minutes of Q & A.
 - Board members were asked to vote by paper ballot
 - Of the 7 Board members casting votes, 6 voted for HBL Communications and 1 voted for Comcast as their primary choice. Comcast was selected as a secondary choice in the event that final negotiations with the primary choice are unsuccessful.
 - HBL Communications was selected as the new cable services provider for Stoneybrook pending Comcast's right of first refusal. The selection of HBL Communications includes a bundled basic cable and high-speed internet commitment. The Board executed a resolution authorizing our attorneys to proceed with final contract negotiations with HBL Communications. These final negotiations and contract preparation is expected to take approximately 4 – 5 weeks. In the event that the parties fail to reach final contract terms

that are satisfactory to both parties then negotiations will proceed with the secondary vendor chosen.

Next Meeting Date

The next regular Board of Directors meeting will be held on June 19th, 2007 at 6:30 P.M. at the Stoneybrook Fitness Center.

Adjournment

7:22 PM

Respectfully Submitted,

Damon Patai, Secretary