

Stoneybrook Master Association, Inc.
Board of Directors Meeting
June 19th, 2007

Call to Order:

The June 19th, 2007 Board of Director's meeting was called to order by President, Tony Gregory at 6:43pm at the Stoneybrook Golf Clubhouse. Board members Tony Gregory, Darin Stewart, Mark Krush, Damon Patai, John Santaniello, and Allan Gelb were present. Brooke was present representing Sentry Management.

Immediately prior to the meeting, the reconvened Annual Meeting failed due to lack of a quorum of residents. As there were 4 open seats on the Board and only 4 registered candidates, the 4 candidates were appointed to the Board. Returning were Allan Gelb and John Santaniello. New members appointed were John Bunke & Karen Miller.

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. Allan Gelb seconded the motion. Motion carried unanimously.

Management Report:

- Submitted in writing by Brooke Coniam.
- Brooke informed the Board that we received our annual Sherwin/Williams rebate check
- Transition of Gate Companies
 - John Santaniello
 - Allied is improving on our requirement for picture ID's
 - Speed bumps have been installed to aid in the reduction of swing-arm damage
 - ACT adjusted the gate timing to compensate for the speed bumps
 - Allied Supervisory staff is working out well
 - Working various shifts throughout the week
 - Making great suggestions which are already proving to be beneficial
 - Tony provided a history of gate challenges to the residents in attendance

Financial Report:

- Submitted by Mark Krush
- Currently in a budget surplus, however that will change soon due to
 - Allied being more expensive than past gate company
 - Additional Orange County Sheriffs patrols
 - Hope to decrease these hours as Allied improves gate services and reduces unapproved entry into the development
 - Will still utilize OCSD as necessary to aid in maintaining a safe environment
 - Tony outlined challenges in Avalon and Eastwood
 - 2008 budget process will need to address these challenges

Fitness Center:

- Director (Susie Santaniello) brought to the Boards attention a request by a vendor to provide a Christian based Martial Arts class.
 - Board members discussed the religious aspects versus the martial arts aspects of the classes
 - Board voted 7 to 2 in favor of offering the classes to the residents
- Membership Guide
 - Should there be charges for rental of the recreation complex (fields)
 - Board was against this idea
 - Board members are to give a full read by 6/21
 - Provide Susie with recommendations on changes
 - Susie to provide recommendations regarding rental of the Pool Deck

Old Business:

- New Cable Contract
 - Comcast has 1st right of refusal
 - First right of refusal period expires on 6/25/2007
 - HBL contract will take approximately 2 to 3 weeks to finalize details following the expiration of Comcast's right of first refusal period
- Towing
 - Tony provided overview of challenges to residents in attendance
 - Board decided to go forward with pursuing a towing policy
 - Management to get quotes from various companies and implement a towing policy under the supervision of the board
- Tarragon
 - Tarragon's sales did not meet necessary goals to continue with conversion from apartments to condominiums.
 - Association to keep the \$75,000 already received as part of the original agreement
 - If transition happens in the future, the already executed documents will remain in effect and the Association will receive the second payment of \$75,000 in addition to the negotiated increase in annual dues.

New Business:

- Neighborhood Watch
 - Board likes the idea but agreed that the residents should be the leaders in implementing any such program not the Association. The Association shall facilitate obtaining information on the program, coordinating a date for an open informational meeting, and communication of such through the newsletter, cable channel and other communication methods. However, the responsibility and success of the program will remain that of that of the residents of the respective villages.
 - Tony to get information from Officer Riley (OCSD), attorneys and Orange County regarding Neighborhood Watch programs
- Covenant Enforcement
 - Challenges revolve around being lengthy and not effective
 - Board agreed that Covenants should be enforced aggressively
 - Management should bring unique circumstances for Board discussion

- Process will include a 1st letter requesting compliance then, if needed, a final letter requesting compliance. If there is still no compliance, file to be turned over to the Association lawyer immediately for resolution.
- Signage
 - John Santaniello suggested a standardized 'For Sale' sign to include a Stoneybrook logo and an insert for realtor name and phone number
 - Tony pointed out that the Covenants do not provide for any signage and such a proposal would require an amendment to the CC&Rs.

Next Meeting Date

The next regular Board of Directors meeting will be held on July 17th, 2007 at 6:30 P.M. at the Stoneybrook Fitness Center.

Adjournment

8:40 PM

Respectfully Submitted,

Damon Patai, Secretary