

Stoneybrook Master Association, Inc.
Board of Directors Meeting
July 17th, 2007

Call to Order:

The July 17th, 2007 Board of Director's meeting was called to order by President, Tony Gregory at 6:32pm at the Stoneybrook Fitness Center. All Board members were present for this meeting. Brooke 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 to approve the minutes for the March 2007 Board meeting. Jack seconded the motion. Motion carried unanimously.

President's Report:

Tony had Officer Riley of the Orange County Sheriff's Department provide an update on our community:

- Officer Riley stated:
 - New Gate company was doing an excellent job
 - Setup staffing to provide 7 day coverage
 - Will test Late Night Bike Patrols
 - Some challenges revolve around resident's permanent guest lists
 - No limit to number of people on the list
 - Some challenges with foot traffic

Management Report:

- Submitted in writing by Brooke Coniam.

Financial Report:

- Submitted as part of the Management Report

Beautification Committee:

Jack outlined continuing challenge with pet waste in common areas.

Ann described potential programs and equipment.

Board discussed merits of all proposals and approved the following by a 5 to 4 margin:

- Purchase and have installed 7 strategically placed Pet Waste Stations
- Re-negotiate with Pet Butler on cost based upon 7 station program

Gatehouse Committee:

Tony summarized the following challenges?

- Who is in the community or on our property?
- Scan of ID's combined with our current camera/recording system could be an effective deterrent

John S. provided overview of different systems:

- Recommends the CSSN System
 - Would collect day, time, name, address, etc.
 - Ties into our Access Database

- Potential as a deterrent
- Potential for ‘properly’ speeding up the guest entry process
- Management was directed to purchase 1 system to test at one gate. Work out any potential challenges before purchase/installation for the other two gates.

Old Business:

Towing Enforcement

Tony summarized challenges

- Need to determine criteria & parameters for extreme circumstances
- General Parameters
 - Darin suggested that the President, Management & Attorney finalize process
 - John S. suggested that towing company not be provided carte blanche access to community

Fences on Ponds vs. Golf Course Lots

Covenants state that there is to be no fence on golf course. However, cases could be made for where the golf course ends and pond area begins.

- Management to look at this challenge on a case-by-case basis. Will involve Board if needed.

New Cable Contract

Tony summarized where we are in the process

- Company chosen was HBL
- Comcast had 1st Right of Refusal. That timeframe elapsed without Comcast meeting the terms
- Community attorney is drafting final version of contract with HBL
 - Taking slightly longer than expected due to working with a private company.
 - Doing so provides the opportunity to incorporate extra safeguards into the contract that would not have been possible with Comcast or BrightHouse.
- Expect draft near 7/20/07

New Business:

Fitness Center Golf/Utility Cart

- Susie to get a cost estimate and circulate to the Board
- Look into a possible donation from the Clubhouse

For Sale signs

- Board was asked to look into the possibility of ‘standardized’ signage for the community
- After some discussion, Board did not wish to take this course of action

Newsletter

Chloe B. Enterprises provided information on newsletter for the Community

- Doing Eastwood’s newsletter
- 24 pages every other month
 - 50% of which is advertising
 - Mixture of ads tailored to resident’s needs and service providers
- Cost is basically postage @ \$.54 per copy
- Will provide samples to Board in next 7 – 10 days

Next Meeting Date

The next regular Board of Directors meeting will be held on August 21st, 2007 at 6:30 P.M. at the Stoneybrook Fitness Center.

Adjournment

8:38 PM

Respectfully Submitted,

Damon Patai, Secretary