

**Stoneybrook Master Association, Inc.**  
**Board of Directors Meeting**  
**February 20<sup>th</sup>, 2007**

**Call to Order:**

The February 20<sup>th</sup>, 2007 Board of Director's meeting was called to order by President, Tony Gregory at 6:34pm at the Stoneybrook Fitness Center. Board members Tony Gregory, Darin Stewart, Mark Krush, Damon Patai, John Santaniello, Allan Gelb & Jack Baumgardner were present. Brooke Coniam was present representing Sentry Management. Anand Singh and Abdullah Zeini 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 Tony Gregory to approve the minutes for the January 2007 Board meeting. John Santaniello seconded the motion. Motion carried unanimously.

**President's Report:**

- Tony introduced Angie Tucker from Sentry Management who has taken over Lynda McGee's responsibilities as District Property Manager.
- Orange County Sheriffs Patrols
  - Staying vigilant with this service
  - Has proven benefits to our community
  - Will have radar, undercover and bike units as available

**Management Report:**

- Submitted in writing by Brooke Coniam.
- New gate attendant company started on 02/01/07
  - Meeting with them regularly to work out startup challenges
  - John Santaniello provided an update;
    - Current manager is the best we've worked with to date
    - On site frequently
    - Feels that long term relationship will be beneficial
    - Changing shift schedule from 3 – 8 hour shifts to 2 – 12 hour shifts per day
- Sauna Fire
  - Not intentional
  - Waiting for insurance company to come back with information
- Back Gate Scanner
  - Has been replaced
  - Checking video for vehicle/person responsible for damage
- Violations
  - 3 properties are currently on 3<sup>rd</sup> notice. Following required period after 3<sup>rd</sup> notice violations will be turned over to the association attorney for legal action.

**Financial Report:**

- Printed report submitted by Mark Krush
- Reserve account categories now aligned with account descriptions provided in the reserve study previously received by the association.

**Committee Reports:**

## 1. Gatehouse –

- 

## 2. Beautification –

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## 3. Fitness Center –

- Ball field has been resurfaced, draining well
- New equipment coming to help maintain the area
- Coaches are taking responsibility for field maintenance
  - Dan will help enforce these actions
- New pool furniture has arrived
  - Washing/painting of pool area to take place prior to placement
  - Old picnic tables
    - i. Some being used in other areas of the Recreation area
    - ii. Some provided to Stoneybrook West
- Basketball resurfacing
  - Darin suggested the following
    - i. Have payment details in writing
    - ii. Have work timeframes in writing
  - Both Dan & Susie are suggesting using Varsity Courts as the vendor
  - Work to be paid out of the 2220 Reserve account
- Homeowner's Guide (Rules & Regulations)
  - Ready to print
    - i. Hard copies for new homeowners and those wishing them
    - ii. Electronic copies available on the Stoneybrook website
  - Committee was commended for a job well done
  - Tony suggested that the 70/30 rules not be spelled out (but referred to) in case of possible changes to that policy.
- Survey of Residents for new programming
  - Dan constructing an on-line survey
  - Would like access to email database
  - Would like to coordinate survey information with Quarterly newsletter

## 4. ARC –

- Brooke
  - Fixing/painting of driveways
    - i. Angie stated that other communities are staying away from paint
  - After discussion, Board directed Sentry to have reps from different disciplines educate the Board as to options.
  - Darin suggested that potential colors be part of quotes

## 5. Old Business –

- Tarragon Apartment Conversion
  - Association is to receive \$150,000 lump sum for agreeing to allow conversion of apartments to condominiums
    - i. Association has received 1<sup>st</sup> \$75,000 installment. 2<sup>nd</sup> installment will be received when and if the developer successfully pre-sells a pre-determined number of units.
  - John suggested possible use of funds to explore potential expansion of the Fitness Center
  - Board to take steps to evaluate a possible expansion of the Fitness Center facility.

- Cable Contract
  - RFP's due by the end of February (total of 4 bids)
  - Law firm of Gray Robinson is handling the process requesting proposals and negotiating terms of the upcoming contract.
    - i. Attorney will deliver a summary of the proposals to the Board, make recommendations to the board regarding options, and answer questions raised by the board.
    - ii. Attorney will negotiate for best offer based upon
      - 1. Price
      - 2. Quality
      - 3. Available options

## 6. New Business –

- Boulevard pressure cleaning proposal
  - \$6,000 from Grasshoppers
  - John motioned to accept proposal
  - Darin seconded
  - Motion passed unanimously
- Cub Scout Pack 157
  - Asking for Association partnership with Troop
    - i. Charter Organization of the Troop requested.
    - ii. Head of Troop would be the Head of the Organization (Board President or designee)
      - 1. Serves as liaison to the National
      - 2. Selects a Committee
        - a. Selects a Cub Master
  - Board Benefits
    - i. Troop to help with Community Service projects
    - ii. Representation of the Community outside of neighborhood
  - Requesting a weekly meeting place for 1.5 hours per meeting
  - Fee: \$20/year
  - National provides liability insurance
  - Discussion by Board included availability of space, payment issues, and setting of precedents.
  - Tony to look into logistics
    - i. Any challenges from covenants
- Board Membership in East Orlando Chamber of Commerce
  - Tony discussed benefits to the Association
  - Damon motioned to approve Association, membership in EOCC
  - John seconded
  - Motion passed unanimously
- Community Life Magazine request to distribute within Community
  - Upon review of sample of the magazine, the Board denied the request
- Towing Enforcement
  - Obtaining policy currently used by Stoneybrook West
    - i. Looking for input from our lawyers

## Next Meeting Date

The next Board of Directors meeting will be held on March 20<sup>th</sup>, 2007 at 6:30 P.M. in the Stoneybrook Fitness Center activities room.

**Adjournment**

9:12 PM

Respectfully Submitted,

Damon Patai, Secretary