

Stoneybrook Master Association of Orlando, Inc.
Board of Directors Meeting Minutes
April 11, 2005

Call to order: The meeting was called to order at 7:09 P.M. at the Stoneybrook fitness center. Tony Gregory provided an overview to participating residents of how the current board was brought into place.

Roll Call: All board members and Lynda McGee, Lauri Cook and Brooke Coniam from Sentry Management present.

Approval of March board meeting minutes: Motion to approve by Mark Williams, second by Allan Gelb motion passed vote.

Officers Reports:

President – Request that committees provide reports at BOD meetings.

Vice President – Nothing to report

Secretary – Meeting minutes will be recorded and published by BOD elected secretary going forward.

Treasurer – Distribution of purpose statement and budget allocation chart for review and future board meeting discussion.

Sentry Management – It was reported that April 18 will be the last day for the current on site management rep, Lauri Cook, and Brooke Coniam will take the vacated position. The position of fitness director will be replaced in the future.

Committee Reports:

ARC – Reviewed mission statement and statement of purpose/scope of authority. Discussion on the fact that colors are obsolete in the color guide and some villages do not have color guides. Lynda McGee reported that future color book will include color mix (formula) not just color name and number. She also reported that ABD will provide the color book for their parcels. The BOD will need to review for adopting at a future meeting and determine if in accordance with by laws. Open points will be taken to legal counsel if required.

Finance – Darin Stewart requested that the easements currently in data format need to be plotted in survey form. Bill Keezer made a motion to get a cost of what it would take to get surveys created and if greater than \$1000 then BOD will have to approve, if less than \$1000 the BOD president can approve. Jack Baumgardner seconded the motion and motion passed vote.

Discussion on finance committee exploring alternatives to improve the returns on our reserves from the current 1 year CD rates based on an analysis of when we would expect to need to use reserve funds. It was requested that the cost segregations provided on the budget allocation chart that was distributed be reviewed for discussion at next meeting. An overview of the February budget statement was also conducted.

Gate House – A motion was made by Bill Keezer to remove attendants from gate #2 from 10 PM to 6AM. No second, motion not approved.

Motion was made by Bill Keezer to explore the cost of connecting by a central computer network the three access gates that would store homeowner information and manage guest pass process. Anand Singh provided a second to the motion and motion passed vote.

Motion was made by Bill Keezer to use the current budget allocation for Orange County patrol to pay for a vehicle for a 10PM to 6AM roving patrol. The motion was amended by Tony Gregory to perform a due diligence on options for a roving patrol and the costs to perform such patrols. The due diligence should consider what Provident currently provides; refine recommendation with detailed costs and a comparison of what Orange County, FL. Highway Patrol and Provident can provide. A second was made by Allan Gelb and motion passed vote.

Infrastructure – Review of the meeting minutes from March 30 Infrastructure committee was provided by Rick Capo. A motion was made by Darin Stewart that the HOA lawyer write a letter to US Home stating that they need to do final inspection of the property and provide report. Mark Williams second and motion passed vote. Tony Gregory and Rick Capo to coordinate with lawyer.

Lynda McGee reported that all road repair contractors have been paid prior to turnover for the roadwork facilitated by US Home prior to turnover.

A motion was made by Bill Keezer that stop signs be removed at all the three way stop intersections. Anand Singh 2nd, motion did not pass on vote.

Sentry management will issue a request to ABD to comply with guidelines on site cleanliness (trash being left at sites on roads is currently an issue). Next step will be issuance of fine if not addressed.

Beautification – Review of purpose statement & Scope by Jack Baumgardner.

Communication – Deferred to next meeting.

Fitness – The purpose statement was not approved by fitness committee at this time. Will be reviewed at future BOD meeting. A discussion of extended fitness hours conducted. Direction from BOD was to provide a formal proposal at future meeting.

Old Business:

A proposal was presented by the ARC which had been approved prior for a resident to install a spa. Discussion conducted on the fact that it did not appear to meet standards on fencing requirements. Tony Gregory made a motion to deny the prior ARC approval, a second was made by Mark Williams, motion passed on vote.

A motion was made by Mark Williams that the ARC committee members who use personal vehicles to drive neighborhood to fulfill requirements of ARC be entitled to

mileage reimbursement consistent with the current IRS standard rates. Bill Keezer second and motion passed on vote.

A motion was made by Mark Krush that the president can appoint a committee chairperson, second by Bill Keezer and motion passed on vote.

Carlos Perez was presented as chairperson for the gatehouse committee by Bill Keezer and was approved by Tony Gregory.

Donna Hall was presented as chairperson for the Beautification committee by Jack Baumgardner and was approved by Tony Gregory.

New Business:

Motion made by Tony Gregory that Sentry mgt. Waive the late fees for a passed 30 days violation on a one time basis for residents who have just moved into the neighborhood. Second by Jack Baumgardner and motion passed on vote.

A motion was made by Tony Gregory to waive the late fee from request of homeowner (reference letter distributed in pre meeting packet). Second made by Jack Baumgardner and motion passed on vote.

NEXT MEETING DATE AND AGENDA ITEMS

No future meeting was scheduled pending results of homeowner's election on April 25.

ADJOURNMENT

Their being no further business the meeting was adjourned.

Respectfully Submitted:

Mark Krush
Secretary of the Board of Directors