

Stoneybrook Master Association, Inc.
Board of Directors Meeting
July 19, 2005

Call to Order:

The July Board of Director's meeting was called to order by President, Tony Gregory at 6:37 P.M. at the Stoneybrook fitness center. Board members Tony Gregory, Mark Williams, Allan Gelb, Bill Keezer, Abdullah Zeini, Jack Baumgardner and Mark Krush were present. Anand Singh was absent and Darin Stewart arrived after call to order. Brooke Coniam 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 in accordance with requirements.

Approval of Meeting Minutes:

A motion was made of Bill Keezer to approve the minutes for the June 21, 2005 board meeting. A second was made by Mark Williams. All other board members were in favor and motion carried.

Presidents Report:

A thank you to all committees was made for good progress to date. Acknowledgement that progress will continue to take time, but assessment is good progress being made.

Committee Reports:

1. **ARC** – Significant discussion with attending residents took place on the desire of the villages to be able to change color schemes. Board president, Tony Gregory and ARC board Liaison Mark Williams explained that the process to change colors has been started some time ago with the first step being to create a color pallet for each village with the construction approved colors. This task has been completed. The next step would be for the ARC in coordination with the villages to work out specific color combination pallets. These specific color pallets could then be presented to the board of directors for final approval. The residents were encouraged to attend the next ARC meeting scheduled for August 4, 2005 and bring specific color combination pallets for consideration by the ARC. The residents and ARC were encouraged to try to narrow these expanded pallets down to a few (no more than 8-10) and to try not to deviate too widely from the current village color schemes. These selected new color pallets should then be submitted to the board of directors 3-5 days in advance of the next board meeting, so the board can review. A vote on the expanded pallet could then take place at the August board meeting.
2. **Gatehouse** – Gatehouse committee Chairman, John Santaniello presented a proposal to eliminate the current manual, single gate rolodex process for recording contractors and visitors and replace with a LAN connected computer

system at each of the 3 gatehouses and the fitness center. The cost for the system was proposed to be \$4305. It was reported that other alternatives were evaluated by the committee and the proposal presented was the most cost effective. A motion was made by Tony Gregory to approve the mentioned proposal and a second was made by Allan Gelb. All other board members were in favor and motion carried.

A second proposal was made by John Santaniello to close the North Hampton security gate to visitors and commercial traffic and make the main Stoneybrook blvd. gate the entrance for visitors and commercial traffic. The reason given was a safety concern with the current traffic moving through North Hampton at very high rates of speed. Board discussion consisted of concerns that moving this traffic to the main gate would cause traffic backup and potential safety issues on Alafaya Trail and also a safety concern with students and bus traffic exiting the main gate near the Brixham entrance and that the issue should first be addressed by increased law enforcement. A motion was made by Bill Keezer to accept the proposal on a 30 day trial basis. The motion was amended by Tony Gregory to include Provident security's assessment in the 30 day trial. Bill Keezer seconded the amended motion. Mark Williams, Mark Krush and Bill Keezer voted in favor, Allan Gelb, Tony Gregory, Darin Stewart, Jack Baumgardner and Abdullah Zeini were opposed. Motion did not carry.

Also presented was language to clarify the current perceived unclear language on the overnight parking policy. A motion was made by Tony Gregory that the committee submit the language to the board via email and the board will evaluate and comment on proposed language and vote via email for approval. A second was made by Darin Stewart. All others were in favor and motion carried. Tony Gregory will assign a board member to evaluate if we can just change wording or does it require other action to effect the change.

To address the safety concern expressed by the gatehouse committee on the speeding traffic on North Hampton, Bill Keezer made a motion to increase the Orange County Patrol from the current 3 hours to 6 hours per patrol day. A second was made by Jack Baumgardner. All others were in favor and the motion carried. In addition, the chairman of the gatehouse committee will request that the patrolling officers dedicate more attention to the North Hampton boulevard.

3. **Finance** – The June financial summary was distributed by Darin Stewart showing a surplus of \$30,796 for June and \$160,548 year to date.
4. **Beautification** – Jack Baumgardner presented the committee has a concern regarding a perceived lack of lawn maintenance on rental home property. A request was made to the committee to determine what specifically the HOA can practically do to address this issue and if we should recommend for legal review. A concern was raised that there is unwanted foot traffic in the villages adjacent to the new Avalon development. Brooke Coniam will contact the Avalon developer to inquire as to whether they have any plans to construct a wall or fence during the development. If not, she will inquire whether a joint effort could be

considered to construct such a wall or fence between the communities.

- 5. Communication** – Dan McCarthy volunteered to become involved in the website development program and to provide his expertise with the selected contractor. Discussion took place on the perceived inadequacy of the current community event gate signage. The fitness center committee volunteered to evaluate and make recommendations on how to improve the community signage. Tony Gregory reported that the initial website design is under way. The developer currently has digital photos and logos and is developing a “draft” site for further enhancement. Tony and Ron Abate are currently working on the content for the initial site.
- 6. Fitness Center** – The purpose statement was presented by the committee chairman, Damon Patai. A motion was made by Abdullah Zeini and seconded by Bill Keezer to accept the purpose statement. All present were in favor and motion carried.

A proposal on vendor/instructor rules and fee structure was also presented. The proposed language will be reviewed by the board members and a vote will take place by email after review. The review is to be completed by Friday July 22. Another concern expressed by the committee was the continued non tennis use (skateboarders, hockey) of the tennis courts. Also discussed was a wish list of ideas to beautify the fitness center and a proposal was made to segregate the income from the fitness center back to the fitness center for improvements, but do not factor it in to the operations budget for the fitness center. The finance committee agreed to further evaluate how to implement this segregation and make a proposal.
- 7. Infrastructure** – The existing chairman, Rick Capo has informed the Board Liaison, Allan Gelb that he will no longer be able to carry out his duties. Allan Gelb will fill in as temporary chairman until a new one can be appointed.

Old Business:

A motion was made by Bill Keezer that the quote presented at the last board meeting for the aerator be accepted. Mark Williams seconded and all in favor approved. Motion carried.

New Business:

A discussion was led by Darin Stewart and Mark Krush on the need to perform a full reserve study due to a low level of confidence on the current funding levels and allocations for our reserve accounts. Two proposals were presented to the board for consideration and a recommendation for the lower cost, better detailed proposal from Armstrong Consulting be accepted. A motion was made by Mark Krush that a bid from Armstrong consulting for \$4500 be accepted and a reserve study be conducted for Stonybrook. The motion was seconded by Mark Williams. All other members in favor and motion carried.

A discussion took place with board members and residents on what should be done with

the \$4800 that we will receive from the lawyer originally retained by the Stoneybrook Coalition. Residents and original Stoneybrook Coalition members Dan McCarthy, Ron Schmidt and Board Member Mark Krush all stated that their understanding was that the remaining money would continue to be held in a reserve account that could be used for any future legal disputes. A motion was made by Mark Krush to place the returned funds into a legal reserve account. A second was made by Mark Williams all others with the exception of Abdullah Zeini who abstained were in favor and motion carried.

Tony Gregory discussed the need for board involvement in the community. Specifically, he requested that a board member volunteer to be involved with the county process of evaluating new land fill sites or alternatives. The land fill currently resides on Young Pine Road (south Dean Road) with current discussions of expanding or relocating the land fill.

Next Meeting Date

The next Board of Directors meeting will be held on August 16, 2005 at 6:30 P.M. in the Stoneybrook fitness center activities room.

Adjournment

10:30 P.M.