

Stoneybrook Master Association, Inc.
Board of Directors Meeting
June 21, 2005

Call to order

The June Board of Directors Meeting was called to order at 6:38pm by Tony Gregory, (BOD President). The meeting was held at the Stoneybrook Clubhouse, 2900 Northampton Avenue Orlando, Fl 32828. All Board Members were present: Mark Williams, Tony Gregory, Allan Gelb, Anand Singh, Darin Stewart, Bill Keezer, Jack Baumgardner, Abdullah Zeini, and Mark Krush. Representing Sentry Management was Lynda McGee and Brooke Coniam.

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 the Association Documents and Florida Statutes.

Approval of the Minutes

A motion was made by Anand Singh to approve the minutes for the May 9, 2005 Meeting as printed. Seconded by Jack Baumgardner, all in favor, motion was carried.

Presidents Report

Slow but steady progress with the committees thanks to the members of the Committees chairs and board members.

Committee Reports

1.Communications –Ron Abate and Tony Gregory are working on this Committee. The new Stoneybrook website is www.Stoneybrookeast.org. A Company has been contacted to handle the website design and hosting services. The Board will be given areas for web information and documents.

2. ARC – Rose reviewed all pending applications this Thursday June 23rd for final approval.

All easement access goes through the Board of Directors not the ARC. A binding document standardize for easement. Mark Williams motioned any further ARC approvals that is proposed to pass or impact any easement through be presented to the Board for action. Seconded by Allan Gelb. There was discussion on wanting to amend to state only common area easement or property.

Hold color books. ARC will be submitting recommendations after further evaluation of new colors.

Any ABD home in existence is an approved color scheme. If a homeowner wishes to change the color of their home they must first submit an address of the ABD home with the desired colors as well as obtain paint chips/ samples of the color that they wish to change their home to. The ARC will create additional home color schemes from the current Book of colors for ABD homes. Motion made by Jack Baumgardner, all in favor, sustained-Mark Krush. Make amendments on pink and orange homes, all in favor , sustained by Mark Williams.

ARC adopts existing color schemes of ABD. Additional color schemes will be added from the color book.

3. Infrastructure A letter is in the process of being drafted to an engineer. Will expedite via email to the president.

4. Finance Darin Stewart will remain the Chairperson until a new chairperson is found. The Finance Committee will reduce account numbers for revisions for the 2006 Budget.

There is progress with the Budget while working with Sentry Management. They will Budget account balance prior to payment.

Finance Committee would like to be able to give the approval for a new copy machine in the Fitness Center. Treasurer is given permission to approve a new copier if not in excess of current one in operation.

5. Gatehouse – John is working on the closure of the Avalon Gates. There was discussion on possibly using networking laptops to eliminate the use of the Roll-a-dex. We could use the money saved from the Avalon Gate closure to do this. Security Patrolling is of topic to reduce the Crime Rate. The Committee is looking into other options for Security Companies. Off duty patrolling is a must due to speeding problems and stop sign runners. Looking into getting a new Orange County Sheriff to patrol, and cancel previous patrol services. Officer Riley submitted a proposal to the association and was approved by Tony to patrol the Stoneybrook grounds 4 times a week on various dates and times. The funds will come from the previous sheriff's budget and security.

6. Beautification – Jack reported in writing. They have members represented in most of the community.

7. Fitness Center –The Committee voted on the fact that Damon Patai, the Chairperson is not a threat on the Committee due to the proposed and questionable conflicts of interests with his wife, who is the Stoneybrook dance teacher. Damon Patai was open with the Committee and Tony Gregory wanted there to be no perception of conflict. Damon and Tony saw potential in this and suggested by members it being a non-issue. All agreed. They are doing their best efforts for what is best for the community. The decisions are put in the other Committee members hands while Damon leaves the room. The Spokesperson of what the committee wants to do. The Question is challenged and left to an Open floor. The Committee agrees with the 5% give back from the instructors and vendors. They agree that this makes sense. All programs for the development must have a 70/30 ratio of residents to non-residents for the event to take place.

The Committee may ratify the 70/30 ratios. There is discussion of the 5% going right to the Fitness Center. The Staff will check rosters as a check and balance for the Fitness Center. Non-resident must pay surcharge amounts and this amount will go straight to the Fitness Center. The Committee is to line item all funds to know what money is for the Fitness Center, revenue, rentals, and all activities. The Committee wants to ratify that the revenue generated by the Fitness Center, be kept at the Fitness Center. As of May 31st our revenue is \$2,989.00.

Little maintenance items are to be left to the Directors discretion. The fitness center is currently not as inviting as it could be. Over the next month the Fitness Center Staff will look into items that could be “spiced up” in order to make the

Fitness Center look a little more appealing (such as bulletin boards, painting, or other means of organizing). The Fitness Center staff will also look into how much it will cost to get ID Card scanners installed on the restroom doors.

New Business

Irrigation - Mark Williams motioned to accept Luster Brandt & Design for Irrigation. Seconded by Darin Stewart. All in favor, motion carried.

Earth Touch and Lawn Touch suggested by Tony Gregory is to be included in the bid process done by the Beautification Committee and Manager.

Mark Williams motioned that he would get a second bid on the aeration system in Teton Stone. Vertex may have bid to high to have that system replaced. Mark Krush seconded this, all in favor, motion carried.

There will be an Orange County Hearing on the Neyza/Guzman situation in Huntington. This is the case of the barking dogs. Alan Gelb moved to wait until this trial on June 30, 2005 has taken place to sign off on mediation. Seconded by Mark Krush, all in favor, motion carried.

Next Meeting Date

The Board of Directors will meet the 3rd Tuesday of each Month. Next months meeting will be held on July 19, 2005 at 6:30pm in the Fitness Center Activities Room.

Adjournment

10:00pm