

Stoneybrook Master Association of Orlando, Inc.
Board of Directors Meeting
March 10, 2005

Call to order

The meeting was called to order at 7:03pm by Lynda McGee of Sentry Management. The meeting was held in the Fitness Center Activities Room at 14351 Stoneybrook Blvd. Orlando, FL 32828. Lynda McGee began with an opening statement to let the homeowners present know how this first Board of Directors meeting would be conducted. Each of the new Board of Directors introduced themselves to the Homeowners that were present. Board Members present were: Jack Baumgardner, Allan Gelb, Tony Gregory, Bill Keezer, Mark Krush, Anand Singh, Darin Stewart, Mark Williams, Abdullah Zeini. Representing Sentry Management was Lynda McGee, Lauri Cook and Brooke Coniam.

Proof of Notice of Meeting

The notice of the meeting was posted at the Fitness Center, entry gate and on the access TV channel in accordance with the Association Documents By-Laws 3.5 and Florida Statutes 720.303.

Approval of the Minutes

A motion was made by Bill Keezer to approve the minutes for the February 23, 2005 Meeting as printed. Seconded by Tony Gregory, all in favor, motion was carried.

Election of Officers

A 10 minute meet and greet was allowed, secret ballot was held to choose the officers. The officer's positions were filled as follows:
President-Tony Gregory, Vice President-Allan Gelb, Secretary-Mark Krush, Treasurer-Darin Stewart. The President/Vice President positions were filled by majority vote. A motion was made by Darin Stewart and seconded by Jack Baumgardner to fill the Secretary position by acclamation. A motion was made by Allan Gelb and seconded by Tony Gregory to fill the Treasurer's position by acclamation.

Appointment of Committees and Chairman

A motion was made by Bill Keezer seconded by Allan Gelb to appoint Pat Smith as the ARB chairman with Mark Williams as the Board of Directors liaison. All were in favor, motion carried. Motion was made by Tony Gregory and seconded by Mark Williams to appoint Bill Keezer as the Gatehouse Committee Chairman and the Liaison. A motion was made by Tony Gregory and seconded by Mark Williams to appoint Darin Stewart as the Finance Committee Chairman and Anand Singh as the Liaison. A motion was made by Mark Williams and seconded by Allan Gelb to appoint Rick Capo as the chairman of the Infrastructure Committee and Allan Gelb as the Liaison. A motion was made by Allan Gelb to appoint Pedro Bretones for the Beautification Committee and seconded by Tony Gregory and the Board liaison was Jack Baumgardner. A motion was made by Darin Stewart and seconded by Mark Williams to appoint Damon Patai as the chairman of the Fitness Center Committee and Abdullah Zeini as the Board Liaison. A motion was

made by Tony Gregory and seconded by Bill Keezer to appoint Ron Abate as the chairman for the Communication Committee and Tony Gregory as the Board Liaison. A nomination committee was formed to collect the names of nominees for the April 25, 2005 Homeowner Meeting where the Homeowners will elect their own Board of Directors. This committee is made up Abdullah Zeini as the chairman assisted by Darin Stewart and Damon Patai.

Procedures

All agreed that the Management Liaison would be the Board President. A motion was made by Bill Keezer and seconded by Mark Williams to continue to have Jim Hart as the signer of all association checks for the time being. Also discussed were the committees responsible for all policies and procedures then take them to the board for a final answer.

Annual Meeting/Election

A motion was made by Tony Gregory and seconded by Abdullah Zeini to hold another Annual Membership Meeting so that the Homeowners would have an opportunity to elect their own board. A tentative date was set for Monday, April 25, 2005 at 6:30pm at Timbercreek High School.

New Business

Tony Gregory requested to review insurance information concerning the Directors and Officers insurance.

Management was requested to file a resignation of officers and directors form with the Florida Division of Corporations to change the directors and officers from the US Homes representatives to the current Board of Directors.

Next Meeting Date

The next meeting date was set for Monday, April 11th at 7pm in the Fitness Center Activities Room.

Adjournment

Motion to adjourn was made by Tony Gregory and seconded by Anand Singh at 8:45pm. All in favor, motion was carried.