

Stoneybrook Master Association, Inc.
Board of Directors Meeting
May 9, 2005

Call to order

The meeting was called to order at 7:16pm by Tony Gregory (BOD President). The meeting was held in the Fitness Center Activities Room at 14351 Stoneybrook Blvd. Orlando, Fl 32828. Board Members present were: Mark Williams, Tony Gregory, Allan Gelb, Anand Singh, Darin Stewart, Bill Keezer, Jack Baumgardner. 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, 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 Allan Gelb to approve the minutes for the April 11th, 2005 Meeting as printed. Seconded by Jack Baumgardner, all in favor, motion was carried.

Presidents Report

There has been a lot of progress made but try to get neighbors and friends involved. Now is the time to volunteer for committees for the benefit of the Association. The second Membership Meeting was held, but still no quorum. Communication of issues from homeowners should be from Management and then to the Committee and Board. Committees are designated and appointed through the BOD. No committee is to run the day to day operations of the Association, must go through Management.

Committees

1. Communications – Website with information formulated for the benefit of the Association. We need volunteers for this committee. Ron Abate is very efficient listing all items on the agenda. He has presented via email a sample link to the BOD and has contacted volunteers who will then establish a meeting time and place.

2. ARC – Goals should be done by Committee to the President for approval. Mark Williams updated us that all was fine. Three forms were given to the Board for approval. A different Board Member will attend the May ARC Meeting in Mark Williams absence. Changes to color schemes - The Committee needs to update and add new colors for the future. Sherwin Williams is the color expert for updating the color recommendations.

Approval Process – This is for Committee approval and the Board Liaison as long as the standard is set and approved. Only colors in the book can be approved. ABD Home colors must be approved by the existing home address. Color Wheel will take the lot number and get the colors for the ABD Homes, then take and add them to the ARC standards. There was also some discussion about the three homes that were approved for non-standard colors. These colors will be added to the color book.

There was a motion made to decide if new Teton and old Teton could share house paint colors. All in favor, one opposed (Anand Singh). Motion carried.

3. Infrastructure – Rick Capo (Chairman) discussed attorney letters and its affects. He spoke about the final engineer reports from US Homes on the roads. Sentry recommended an engineer without ties to US Homes to the Infrastructure Committee. This Committee is to explore RFD quotes from engineering firm and recommend where the funds come from and present it to the Board. See Darin Stewart and Sentry will assist the Infrastructure Committee. All in favor, passed.

4. Finance – Darin Stewart – Temporary Chairman. Meeting Wednesday to find an individual (not a Board Member) who is on the committee to be the Chairperson.

5. Gatehouse – Bill Keezer turned this Committee over to John Santinello, the new Chairperson. John reported that he will establish goals and is investigating problems to take to the meeting next week. They will explore security/gate options and costs. Brooke to get bids. Conflicts of interests were discussed. These topics should be addressed at the Committee level and if not resolved to the Board of Directors. John recommended that guidelines be set for who can serve on a committee and it should be set for all committees. Allan Gelb moved that all committee chairmen were responsible for appointing and removing members at their own discretion on these committees. Mark Williams seconded this, all in favor.

6. Beautification - Donna Hall is the Chairperson and wanted guidelines from the Board. What are the budgetary items under the Board's jurisdiction. These items will be given to Donna Hall. As stated in the purpose statement, the Beautification Committee is responsible for anything visual, not structural.

7. Fitness Center - Brooke gave report to the Board discussing the scheduling of activities and fairness. The Committee will do more research and provide exact options for the next meeting. The conflict of interest per Chairman Damon Patai and his wife's instruction was discussed. Her classes run 4 days a week. President asked committee to address this and report back. The Board suggested that they give a recommendation on Playground ideas for upgrading and replacing.

Meeting Dates

Conflicts in Fitness Center Activity room scheduling. Brooke will email and remind the Board to look at schedules to figure out what their best meeting dates will be. On Monday or Tuesday there is more time. The BOD will choose a day and that day will be reserved each week for BOD and Committee Meeting times.

Old Business

-Darin Stewart moved to sign off on the Annuals and sod to be laid by Trugreen. Jack Baumgardner seconded, opposed Mark Williams, all in favor.

-Jack Baumgardner moved to clean out Debris in the drains. Seconded by Mark Williams, all in favor. Expense number 6090.

-Mark Williams moved to hire Clarke Mosquito to spray, seconded by Anand Singh, all in favor.

-Mark Williams moved for approval for the Vertex Maintenance Contract. Seconded by Jack Baumgardner, all in favor. Expense number 6580.

-FDIC-The Treasurer and President can direct the management to make investments that are FDIC insured. Any investments not FDIC insured must be approved by the Board.

-Tony Gregory moved for Secretary to approve account allocation chart. All in favor.

Signing of paperwork to transfer funds from the escrow account for apartment to Association was completed. All Board members were to sign this. All signed except Abdullah Zeini and Mark Krush due to absence. Brooke will email them and have them come to the Fitness Center to sign off on.

-Orange County Patrolling mentioned. Deputy Riley (Stoneybrook Resident) is willing to take on security for the Community. (Mark Williams) Terminate Orange County Service Department. Gate Committee is willing to investigate another Deputy Service. Seconded by Allan Gelb, all in favor.

-Mark Williams – No longer using permanent guest passes for allowing access. Residents must use permanent guest lists at gates. Beginning June 15, 2005 this will be posted on Channel 23 and posted in Fitness Center. Seconded by Bill Keezer, all in favor.

All vendors should email to association for processing.

Next Meeting Date

The Board of Directors will check their schedules for the next meeting date.

Adjournment

10:00pm