

Stoneybrook Master Association, Inc.
Board of Directors Meeting
April 22, 2008

Call to Order:

The April 22nd, 2008 Board of Director's meeting was called to order by President, Tony Gregory at 7:04pm at the Stoneybrook Golf Course Clubhouse. Tony Gregory, Darin Stewart, John Santaniello, John Bunke, Karen Miller, Damon Patai, Mark Krush, and Jack Baumgardner were present. Allan Gelb was absent. Joanna Hart and Michelle Paul were 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 and community website in accordance with covenant requirements.

Approval of Meeting Minutes:

A motion was made by Darin Stewart to approve the minutes for the March Board meeting. John Santaniello seconded the motion. Motion carried unanimously.

President's Report:

- The president deferred comments in order to address other agenda items and to proceed into the Annual Membership Meeting.

Management Report:

- The board of directors had previously received copies of the management report including financial results, violations/enforcement report, and delinquency report. No additional comments or questions were made by the board in response to management's previously submitted written report.

New Business:

- Covenant Violation Appeal: 2329 Buckingham Run Court
 - Mr. John Shaw of above stated address was cited by the Association's management company for the construction and installation of a wooden and netting type fence structure to enclose a fruit tree in his backyard adjacent to the golf course.
 - Written complaints and pictures of the fence were previously submitted by neighbors requesting removal of the net fencing under the position that it is in violation of community covenants as they relate to fences.
 - Mr. Shaw was allowed an opportunity to verbally address the board to supplement his written appeal.
 - Mr. John Kirch of 2325 Buckingham Run Court spoke in opposition of the fence.
 - After hearing from both Mr. Shaw and Mr. Kirch a motion was made by Tony Gregory and seconded by Jack Baumgardner for the board to consider and vote on accepting Mr. Shaw's appeal to retain the fence. Jack Baumgardner voted yes and remaining board members voted no – motion did not carry. Appeal was denied and resident is to remove the fencing immediately as requested by management in prior violation notices

Old Business:

- Paint Consultant Recommendations

- Darin Stewart informed residents of the ongoing project undertaken by the board of directors in which the Association engaged the services of a professional decorating consultant to evaluate the existing exterior paint selections of Stoneybrook.
 - After several weeks of evaluating the entire community (including styles of homes, sizes of lots, varying elevations, home setbacks, driveway styles, existing colors, etc.) the consultants presented a proposal of new colors by neighborhood along with suggested driveway textures and paver selections. This preliminary proposal was discussed with the board at its March 2008 meeting. At that time the board requested that the proposal be expanded to include more color options as it was their belief that the proposal did not provide enough selection. The consultants subsequently revised their proposal to include some additional “universal” colors that would be available to all neighborhoods in addition to the previously submitted colors that were unique to each individual neighborhood.
 - Darin also explained that it was the board’s desire to use the next 30 days to obtain community input on the proposed colors, driveway acrylics, and paver selections. The proposed colors, acrylics, and pavers will be on display at the on-site property management office for review. Residents are encouraged to stop by and review them and provide their input via a written survey that will be available at the management office. The survey will address various issues such as (1) opinion on proposed colors (2) desire to retain existing colors as well as new proposed colors (3) desire to “grandfather” the existing color specific to a home if it is determined that the existing colors will be phased out with the addition of the colors.
 - A notification will be sent via mail to residents advising them of this opportunity to provide input on the current proposal. Residents are encouraged to visit the property manager’s office before the May 2008 board meeting to review the proposed options and complete the survey.
- Fitness Center Expansion
 - Darin Stewart informed residents of the ongoing project undertaken by the board of directors in which the Association is expanding the fitness center facility as part of its negotiated contract with HBL Communications.
 - The Association’s architect, Jack Hawk of Hawk Fulwilder and Associates, Inc., was on-hand to present and discuss six preliminary floorplans.
 - In the days prior to the meeting the board was provided with copies of each of the floorplans. The proposed floorplans were also made available to the building committee, fitness center director and fitness center committee whose input has been obtained since the beginning of the expansion process. During the meeting Mr. Hawk provided verbal summaries of the similarities and differences between the various floorplans and answered questions from both the board of directors and residents in the audience.
 - It was noted that approval of a floorplan this evening is intended to be a “conceptual design” approval and that various aspects may require modification pending final approval by the county permitting and planning department.
 - The board was asked to indicate their preference between Floorplans A – F. A motion was made by Darin Stewart and seconded by Damon Patai to accept Floorplan B. Upon vote the motion carried unanimously. This motion included a secondary choice of Floorplan A in the event that the zoning and planning department requires additional bathroom facilities as a result of the expansion (the county has not yet conclusively determined such requirement and will not do so until a final floorplan is submitted to them for approval).

Homeowner Questions/Comments:

- The president requested that questions/comments be held until the Annual Membership Meeting to be held immediately following this regular board meeting.

Next Meeting Date:

The next regular Board of Directors meeting will be held on Tuesday May 20, 2008 at 7:00 P.M. at the Stoneybrook Fitness Center.

Adjournment:

8:15 PM

Respectfully Submitted,

Tony Gregory, President