

**Stoneybrook Master Association, Inc.**  
**Board of Directors Meeting**  
**July 25<sup>th</sup>, 2006**

**Call to Order:**

The July 2006 Board of Director's meeting was called to order by President, Tony Gregory at 6:42pm meeting at the Stoneybrook Fitness Center. Board members Tony Gregory, Darin Stewart, Mark Krush, Damon Patai, Jack Baumgardner, John Santaniello and Allan Gelb were present. Anand Singh and Abdullah Zeini were absent. 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 covenant requirements.

**Approval of Meeting Minutes:**

A motion was made by Darin Stewart to approve the minutes for the April & May, 2006 board meeting. Damon Patai made a second. All present were in favor and motion carried.

**President's Report:**

President Tony Gregory opted to comment on items as they presented themselves during the meeting.

**Management Report:**

Safety and Security within Stoneybrook was a major topic of discussion. President Tony Gregory stated that the Community is 'Gated' not 'Guarded' and as such the Board is aggressively utilizing the Orange County Sheriff Department at the Community's expense to enhance the Community's safety. He stated that the Board reviews all deputy activity logs, taking appropriate actions as necessary. Issues including trespassing, drugs, traffic control and others have been addressed and acted upon by the deputies and the Board. Specific scenarios were discussed with residents having challenges.

Brooke provided the Violations report. Grasshoppers was being sent to a Ridgemoor address at the owner's expense to bring property within established parameters.

**Committee Reports:**

**1. Finance –**

- Request of funds from Reserves to take care of overhaul of irrigation system
  1. Funds would come from a variety of accounts totaling approximately \$16,000.
  2. Darin motioned, Tony 2<sup>nd</sup>, Board unanimously approved.
- Darin motioned that Mark be designated the new Finance Committee Chair. Tony agreed and made the appointment official.
- A needs assessment will be made as to the need for a full 'Finance' committee as attendance was spotty at best.
- Since the meeting, it has been decided that the Finance Committee will be dissolved and financial business will be handled within the Board led by the Treasurer.

**2. Gatehouse –**

- President Tony Gregory appointed Dan McCarthy as the new committee chairperson.
- Committee requested a Stop Sign be installed \_\_\_\_\_ (need address).
  - John motioned, Jack 2<sup>nd</sup>
  - Discussion including possible need for sign at other end of the street

- Discussion on setting of precedents, benchmarking of guidelines for stop signs, how many other intersections may qualify and getting input from OCSD.
- Decided that the motion would be dropped and that the Property Management would confer with OCSD and that signs would be dealt with on a case by case basis.
- Proposal for new camera system as submitted by the Committee
  - John made the motion to approve, Darin 2<sup>nd</sup> and the motion was unanimously approved.
- Management is scheduled to meet with Fox to discuss a number of challenges
  - Meeting to take place on 7/27/06 @ 3:00pm

### 3. Infrastructure –

- Received proposal for discussion at next meeting.

### 4. Beautification –

- Pine trees on Stoneybrook Blvd has beetle infestation
  - Management getting proposals for spraying
- Homeowner requesting removal of trees on conservation property as there may be safety issues due to past hurricane damage.
  - Brooke stated that the landscaping company feels that this is a non-issue
  - Brooke to check with St. Johns for consideration.

### 5. Communication –

- Continue to consider other opportunities for disseminating information to the residents
- Will include a ‘Police Blotter’ type column in the next community newsletter
- Board and homeowner discussion on crime in the area

### 6. Fitness Center –

- Damon motioned & Alan 2<sup>nd</sup> on approving Baseball/Softball Facility Usage Proposal
  - Alan requested that there be an update in 6 months
  - Requests for percentages not to dip below 50% residents to be incorporated
  - Motion passed with understanding of all changes to be implemented



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- Board approved request to increase use of cleaning company to 7 nights per week
- Proposals for locks on tennis court entrances were denied as it was the Board’s belief that they would not accomplish the goals. Would prefer to piggy-back onto camera proposal in order to catch folks in the act.
- Activities Long Term Usage Guidelines were approved
  - Darin motioned that vendors should be charged for background checks. John 2<sup>nd</sup>. Approved with Tony being a dissenting vote. This change to be implemented in the Spring of 2007.



"Activities Room  
Long Term Usage Gu

- Tony appointed Dan Blanton to chair the committee. Board approved.

## **7. ARC –**

- Proposal for painting of driveways utilizing approved colors
  - Damon motioned, Tony 2<sup>nd</sup>. After discussion the motion was defeated.
  - Management Company directed to research options
- ARC request for a ‘raised’ deck addition at 14712 Chadbury Court was declined by the Board. Board will re-consider request should it be submitted as a ‘slab’ addition.
- ARC standards for solar panels was tabled until the ‘Energy Act’ can be studied.
- Panchal request for removal of common area pine trees which homeowner states is causing cleaning and other challenges with screen enclosure was denied based upon recommendation of Management company.
  - Trees were there when screen enclosure was built.

## **8. Activities - No Report**

## **9. Old Business -**

## **10. New Business –**

- Tony to discuss insurance needs with 2 other companies and Management to check on deductibles due to strong rise in premiums
- Community Life Magazine requesting to deliver in the community by hanging on residents doors.
  - Board would like to see 1<sup>st</sup> edition before making any decisions
- Community Emergency Response Team Training was brought up by Mark. Board thought it was a good idea. Information will be placed in the next newsletter for information and to generate interested volunteers.
- PTSA contribution request from Avalon Middle School was denied, as the covenants are specific as to how Association funds are to be utilized. There are no provisions for this type of request.
  - Discussion of potential offering of Channel 63 and website for communication of PTSA information
- Discussion on need for Communication Guidelines
  - Funds are to be used for promoting Development business
- Realtor request for changes in ‘Open House’ policy to approve Saturdays and Sundays from 1pm – 3pm.
  - Brooke reiterated current standards
- Damon informed Board that Fitness Center Committee will be developing Vendor guidelines for the Weight Room to coincide with established vendor guidelines for all other areas.
- Request by homeowner to lease home to lessees outside of covenant standards
  - Board advised homeowner of standards

## **Next Meeting Date**

The next Board of Directors meeting will be held on August 22nd, 2006 at 6:30 P.M. in the Stoneybrook fitness center activities room.

## **Adjournment**

10:20 p.m.