

Stoneybrook Master Association, Inc.
Board of Directors Meeting
June 16th, 2009

Call to Order:

President John Santaniello called Board of Directors meeting to order at 7:03pm at the Stoneybrook Fitness Center. Darin Stewart, Mark Krush, Damon Patai, Tony Gregory, Allan Gelb, Karen Miller, John Bunke and Terry Theret were present. Michelle Paul & Angie Tucker 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:

The May minutes were approved with the Board to include additional detail via e-mail in the days following the meeting.

President's Report:

- New ID system has been installed at the Fitness Center
 - Thanks to Susie for facilitating the very fast installation
 - Staff to clear out all inactive access as residents receive new ID's
 - Setting deadline of September 1st to have residents replace ID
 - Posted on website and digital sign at residents' entrance
 - Company used is not using proprietary equipment which is beneficial to Association with regards to repairs, updates, etc.
 - Company also handles camera systems
 - System is compatible with the current Gate system
 - Able to provide instant updates to Gate houses
- Email system was down
 - HBL changed companies used for email service
 - There were a number of challenges with lost emails
 - Most challenges have been resolved
- DISH informed HBL that a transponder was malfunctioning causing challenges with some station access
 - DISH had remedied the situation within a couple of days
- New water fountains have been installed inside the Fitness Center
- Water pump for the Kids Pool is out.
- Electrical challenges are being fixed
- Health inspector gave an A+ rating to the Pool
- AR Report
 - Only 91 homes not current with dues
 - 68 homes in foreclosure
 - 10 residences on payment plans
 - 86 residences dues are greater than \$500 equaling \$207k
 - Collection policies are working
 - Jim Gustino collected significant funds in the last few days

Management Report:

- Michele reported the following
 - Requested implementation of an Administration Fee to cover office expenses and other costs associated with enforcement of Association covenants, including lawn care services
 - John Santaniello suggested \$25
 - Tony asked about the frequency of the charge
 - Michele suggested monthly per home with unresolved challenges
 - Damon Patai motioned to adopt a \$25 administrative charge per month for residences with unresolved Association covenant challenges pending review by the Association's attorney.
 - John Santaniello seconded the motion
 - Motion passed unanimously

Building Committee:

- See the construction taking place!
 - Trusses to be installed tomorrow
 - All Subs have been contracted
 - Parking lot could be completed in +/- 60 days, weather permitting

Collections Committee:

- Terry Theret outlined committee's function
- Reported the following:
 - 68 accounts owing over \$1,000
 - Last month that number was 56
 - Good chance these homes going into foreclosure
 - Association is \$80,000 ahead of projection in acquiring delinquent funds

Old Business:

- **Playground Repairs**
 - Repairs to hole in rubber floor have been completed
 - Sod and Bushes on order
 - Susie is recommending that Playground surface be sealed.
- **ARC**
 - Ron Abate has joined the committee. As such the following change has been implemented:
 - 3 of 4 committee members must sign off on approval for ARC applications
 - An exception exists for exterior paint requests which requires only one signature
 - New version of ARC standards to be distributed for Board review.

New Business

- **70/30 Ratio change for Tennis Leagues**
 - Amy Morris requested change of the ratio of Stoneybrook residents to non-resident participation in tennis leagues from 70/30 to 60/40. Amy stated challenges relating to the ability to put together teams of players with similar levels of expertise just within the Stoneybrook community.
 - Waterford is 60/40 and flexible
 - Avalon has no restrictions
 - Eastwood is 50/50 when enforced
 - Susie could not get any info from Eastwood

- Amount of time currently allocated for team play is not currently being fully utilized due to the difficulty of establishing teams because of the 70/30 rule. So, changing to 60/40 should not result in team play over-utilizing the courts
- After Board discussion, Terry Theret motioned to change the 70/30 ratio for tennis to 60/40.
- Allan Gelb seconded the motion
- The motion passed with Tony Gregory and Damon Patai dissenting votes
- **Dog Park**
 - Request was made of the Board to consider a Dog Park to be established near the basketball courts.
 - Board discussion
 - Topic could be addressed with a survey of residents via the new website when available
- **Rental Transfer Fee/Re-sale Capital Contribution Fee**
 - Michele provided overview of challenges
 - Board discussed options
 - Tony Gregory motioned that the Association credit back \$250 from the Rental Transfer fee for those closings taking place within 12 months of the lease.
 - John Santaniello seconded the motion
 - The motion was unanimously approved
- **Rules Enforcement for 2512 Windsorgate Lane**
 - No Board action necessary as it has become an attorney issue.

Q & A

Questions and discussions took place regarding the following:

- **Mr. Richard Gump brought some challenges regarding solicitation that has taken place in the community.**
 - Provided a number of solutions to the Board
 - Board thanked Mr. Gump for both bringing attention to the challenges and providing a number of solutions.
- **Volunteer Meeting**
 - Karen Miller hosted a meeting for those wishing to volunteer their time to the Association
 - Association currently has 9 volunteers
 - Recruited two at this meeting
 - Karen to forward volunteer to the appropriate resources
 - Tony Gregory requested that we take the time to make certain that the person and the task volunteered for are a good fit.

Next Meeting Date:

The next regular Board of Directors meeting will be held on July 21st, 2009 at 7:00 P.M. at the Stoneybrook Fitness Center.

Adjournment:

8:21 PM

Respectfully Submitted,
Damon Patai, Secretary