

Stoneybrook Master Association, Inc.
Board of Directors Meeting
May 19th, 2009

Call to Order:

The May 19th, 2009 President John Santaniello at called Board of Directors meeting to order at 7:01pm at the Stoneybrook Fitness Center. Darin Stewart, Mark Krush, Tony Gregory, Allan Gelb, Karen Miller, John Bunke and Terry Theret were present. Michelle Paul 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 and community website in accordance with covenant requirements.

Approval of Meeting Minutes:

Approval of the March and April minutes have been tabled as notes from various Board members are being compiled.

President's Report:

- Congratulations to the incumbents on their re-election of to the Board.
- New electronic digital message board is up at the Residents' Gate
 - Great Asset
 - Funded by HBL
 - Lots of positive feedback from the community
 - Discussion on sponsorships and sales space
 - Board not in favor of sales space as it's intended use is for community information.
 - Electronic digital signs are needed at all gates
- New Stoneybrook interactive website is coming soon
 - More interactive
 - Ability to:
 - Schedule usage items (tennis courts, activity rooms, etc.)
 - Password protected
 - President, Fitness Center Director & Community Association Manager to go through 10+ hours of training for programming & updates
 - FREE to the Association pursuant to the HBL contract
- Knights Bridge Apartment Complex
 - Have not paid their April dues.
 - The new owners are taking exception to the dues structure.
 - They cancelled various meetings with the Association at the last minute
 - This is currently the biggest threat to the Association's finances
 - Association's lawyers are guiding the process going forward
- Collection Committee formed.
 - Thanks Terry for coordinating
 - 136 homes are not current with their dues, down from 186
 - Thanks to Susie, Michelle & Jim Gustino
 - Jim Gustino aided in the creation of courtesy phone call procedures
 - Reminder phone calls made to residents
 - Many residents expressed appreciation for the reminders

Management Report:

- John Santaniello
 - Outlined Michelle's duties as onsite community manager
- 3 quotes for playground rubber floor repair were presented

Building Committee:

- See the construction taking place!
 - What's next?
 - Plumbing & electrical conduit under floor
 - Backfill & concrete slab poured
 - Block Walls
 - Trusses
 - All items are weather dependent

Collections Committee:

- Terry Theret reported:
 - Committee's been active
 - Compile and look at past due accounts => \$500.00
 - March '09: 184 accounts at the attorney
 - April '09: 114 accounts at the attorney
 - Leading indicator of upcoming foreclosure are accounts over \$1,000 in arrears
- John Santaniello:
 - Likes the spreadsheets used for tracking
 - Collection policies in place are working
 - Association has collected \$300,000 since their inception
 - Michelle to make signs that can be reused to put by other entrances that remind residents when dues are due
 - Thanks to Terry & the committee for their efforts
 - Tony Gregory echoed the thanks

Hardship Committee:

- Approved approximately 4 payment plans in May

Old Business: None

New Business

▪ Driveway Appeal

- Megan Heffernan appealed to the Board for the ARC denied request for upgrading to a circular driveway
 - Tony requested background from ARC
 - Terry outlined past approvals and their guidelines
 - This request differs greatly from past approvals due to the large number of square feet of driveway being added
 - Board discussion took place
 - John Santaniello asked that the homeowner re-submit request utilizing input provided by the Board

▪ Landscape Proposals

- Michele has put a lot of work into this effort

- Tony stated that there is a perception it's a large dollar amount in the budget
 - Outlined all included in the contract, not just cutting grass
- Darin noted that budget savings were realized by merging services that were once split between various companies, i.e. fertilizing, cutting, irrigation, etc.
 - Also provides direct line of communication with challenges
 - Different companies can't blame one another for problems
- Current contract w/Grasshoppers
 - Least expensive
 - Lot's of positive comments from realtors and residents
 - They go above & beyond the contract specs for the Association
- **Playground Repair**
 - John Santaniello
 - Tried quick fix. Didn't work.
 - Susie Santaniello
 - Rep Services was the original vendor
 - Provided quotes for various levels of repair
 - Board discussion
 - Tony Gregory motioned that the hole in the rubber floor be fixed immediately and to get the 3 required bids for fixing the water challenges in/around the field & playground. Schedule an additional Board meeting if necessary for approvals.
 - John Santaniello seconded the motion.
 - Board unanimously approved the motion.
- **Volunteer Committee**
 - John Santaniello stated that Karen Miller will be the liaison to the newly formed Volunteer Committee
- **Conflict of Interest Policy**
 - Darin Stewart is drafting this policy to provide additional transparency for Board members
- **Miscellaneous**
 - New Website
 - John Santaniello stated that it will be great for the community
 - Tony Gregory stated a variety of benefits
 - Newsletter
 - Content needs to be to the publisher by 5/29

Q & A

Questions and discussions took place regarding the following:

- Request to possibly videotape the Board meetings. Possibly broadcast on Cable channel 63.
 - John Santaniello stated that the new website may provide this type of capability
- Request made for removal of HBL sign from visibility on Stoneybrook Blvd.
 - Darin Stewart suggested moving of sign to be seen from the Fitness Center parking lot.
 - John Santaniello to approach HBL with request.
- Questions raised on:
 - Number of homes not current with dues
 - Cost/payments for electronic sign
 - Cost to Association for new website (none, funded by HBL)
 - Safety concerns for Reserves children traveling to/from school
- John Santaniello suggested another 'Meet the Board', possibly one per quarter to provide more resident access to the Board

Next Meeting Date:

The next regular Board of Directors meeting will be held on June 16th, 2009 at 7:00 P.M. at the Stoneybrook Fitness Center.

Adjournment:

8:40 PM

Respectfully Submitted,
Damon Patai, Secretary