

Stoneybrook Master Association, Inc.
Board of Directors Meeting
November 21st 2006

Call to Order:

The November 21st, 2006 Board of Director's meeting was called to order by President, Tony Gregory at 6:35pm at the Stoneybrook Fitness Center. Board members Tony Gregory, Darin Stewart, Mark Krush, Damon Patai, John Santaniello, Anand Singh, Abdullah Zeini & Jack Baumgardner and were present. Allan Gelb was 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 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 October 2006 board meeting. Jack Baumgardner seconded the motion. Motion carried unanimously.

President's Report:

- Tony stated that the President's Report topics would be discussed throughout the normal course of the meeting.

Management Report:

- Submitted by Brooke Coniam. In addition to the printed report:
 - A well was to be drilled near the old Teton retention pond to maintain a proper level
 - Holiday lights would be installed by 11/24.
 - Orange County Sheriff's Department has added an undercover car to the patrol rotation
 - 1 day per week

Financial Report:

- Printed report submitted by Mark Krush

Committee Reports:

1. Gatehouse – delivered by John Santaniello

- Looking into cameras inside the Guard buildings
 - Would help to monitor equipment
- Adding a changeover checklist for guard shift changes
- Avalon gate computer has been going down
 - Staff has been shutting off breaker to re-set arm
 - Has been shutting down computers
 - Suggested purchase of a laptop as a backup
- Fox
 - Large number of complaints about staff
 - Turnover in Fox leadership
 - Looking @ bids from other companies
 - Costs are about the same
 - Brooke
 - Fox is responding, but is reactive, not proactive
 - Seems to be little communication or training
 - Turnover of 3 supervisors in the last month

- Discussion took place regarding challenges observed by or reported to Board and Management, possibly needing to enhance salaries to enhance service, timing as to when a potential changes in companies could take place
- Decision made to not take any action until 01/01/07 before any action would be taken

2. Beautification –

- Report submitted in writing

3. Fitness Center – presented by Dan Blanton

- Replacement windscreens to be funded from Tennis Reserve Account # 2220
 - Damon motioned, Jack 2nd and the motion unanimously passed.
- Pool Furniture
 - Products from the Gary Group
 - i. Darin motioned to approve product purchase, Jack seconded the motion
 - ii. Discussion: Susie & Regina Krush to choose color pallet
 - iii. Board passed unanimously
 - iv. Expenses to be paid from Reserve Account
- Extension of Fitness Center hours on Saturdays from 9:00pm to 10:00pm
 - Activities Room could be open until Midnight for parties and vendors
 - i. Fitness Center would close at 10pm
 - ii. Fitness Center would stay staffed for the party/event
 - iii. Discussion surrounding pricing took place
 - iv. Tony motioned to extend hours and charge \$30/hour to cover costs
 1. John seconded
 2. Board passed the motion unanimously

4. ARC –

- Request made by 2748 Northampton for wooden lion statues near front door
 - Photo was to be requested from resident
- Request made by residents at 2724 Northampton regarding bedding/landscaping and changes made to front of the house.
 - Question was raised would the ARC have been approved if generated prior to work completed?
 - Discussion:
 - i. Separation of issues: landscaping and changes to front of house, do changes meet criteria, potential lack of standards that may not necessitate ARC approval
 - ii. Board directed that residents change the bedding to meet standards and that changes to house met the standards and could remain.
 - Mark Krush suggested that language be drafted to change standards to address non-defined issues
- Request made by residents at 15435 Dover Forest Drive for approval to repaint exterior after the fact
 - Tony summarized policies in effect and how changes/additions to colors can be made
 - Board agreed that precedents have been set and followed upon to date
 - Darin elaborated on decisions made by the developer prior to turnover and the challenges those decisions have made for the Association
 - Board decided not to approve residents request to keep the current color
 - Management to work with homeowners on timeframe to correct the color
 - Mark suggested that a timeframe be established to maintain consistency with future challenges

5. Old Business –

- Relief School
 - Will open Fall of 2008
 - i. Potential location: across the street from Timber Creek H.S.
 - ii. Thanks to the Gregory's and all the others who dedicated their time and energies to help make this happen.
- Tarragon apartment/condominium transition
 - Requested that the Association not prevent the conversion
 - Benefits to the Association
 - i. No out of pocket expenses to the Association
 - ii. No access of Association facilities to the Condo owners
 - iii. Condos will have access to Orange County patrols
 - Covenant changes approved by the Board

6. New Business –

- Home-based business
 - Complaints received by neighbors regarding traffic & parking concerns
 - Business address is listed as home address
 - Discussion:
 - A large amount of evidence that this is against the Covenants
 - Possible violations of Zoning restrictions
 - Residents stated that they have changed the business address and have secured retail space to which the business is moving.
 - This should resolve all challenges
- Overnight parking at 2532 Corbyton
 - 3 residents who are not related
 - Agreed to keep cars off street
 - John Santaniello asked if current living situation were in contradiction to covenants
 - Board has put homeowners on notice that they are not compliant with covenants
 - Asked homeowners to work with Management company to become compliant
 - Residents requested identification of those stating challenges
 - Tony to check with Association attorney as to how to proceed
- Cable Contract
 - Current contract ends in Fall of 2007
 - Board hired an attorney with vast experience in negotiating cable/satellite contracts for homeowner associations
 - About ready to send out 'Request for Proposal' to licensed providers
- Paint Schemes
 - Tony summarized current status
 - Abdullah heading up the process and discussed potential changes
 - Tony requested that process be completed in 60-90 days
 - Discussion regarding mid-January for workshop and decisions be made at February Board meeting took place
 - Darrin stressed the need for complete and accurate communication to all residents regarding process and timelines.

Next Meeting Date

The next Board of Directors meeting will be held on January 9th, 2006 at 6:30 P.M. in the Stoneybrook Fitness Center activities room.

Adjournment

9:41 PM

Respectfully Submitted,

Damon Patai, Secretary