

Stoneybrook Master Association, Inc.
Board of Directors Meeting
October 17th, 2006

Call to Order:

The October 17th, 2006 Board of Director's meeting was called to order by President, Tony Gregory at 6:33pm at the Stoneybrook Fitness Center. Board members Tony Gregory, Darin Stewart, Mark Krush, Damon Patai, John Santaniello, Anand Singh and Allan Gelb were present. Abdullah Zeini & Jack Baumgardner were absent. Brooke Coniam and Lynda McGee 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 September 2006 board meeting. Allan Gelb seconded the motion. Motion carried unanimously.

President's Report:

Tony discussed crime and safety in Stoneybrook:

- Pockets of Activity
 - Backyards, Summer Kitchens, Pool enclosures, etc.
 - 3 arrests have been made with 1 more pending
- The Board continues to be aggressive in maintaining the community's living standards in this regard. The Board has:
 - Gone above and beyond standard association measures regarding security
 - Taken calculated, appropriate responses to homeowners needs
 - Will continue to take these responses as needs dictate.

Management Report:

- Submitted by Brooke Coniam
- Tony stated that Kenny from Fox Protective Services was taking a position elsewhere
 - Suggested a token of recognition of his service to our community
 - Board agreed
 - Brooke will follow up with something appropriate

Committee Reports:

1. Gatehouse – delivered by John Santaniello

- Security camera system install about ½ complete
 - Should be finished in approximately 2 weeks
- Working with Adelphia
 - Need to switch gatehouse computer modems from DSL to Cable to improve connectivity and performance
- Met with ACT
 - Working on system to load the resident database into the Gatehouse computer system
 - Will provide accurate, up-to-date information to the gate system and staff
 - Estimating 2 – 3 weeks for implementation
- Brooke added a Fox Services update:
 - No recent complaints about the company
 - Replacement for Kenny, Michael Ceja is very pro-active. Should work out well.

2. Beautification –

- Report submitted in writing

3. Activities –

- Report submitted in writing

4. Fitness Center – presented by Dan Blanton

- Stereo system installed and functional
- Action items:
 - Replacement of Activity Room tables
 - Replacement of Pool furniture
 - i. Change of style and numbers of units to help with budget
 - New Scrapbook Program
 - i. Susan Gregory is requesting to have the Activities Room open until 12:00am one Friday per month for the program.
 - ii. Tony Gregory excused himself from the meeting prior to beginning discussion on this topic to avoid any perceived conflict of interest.
 - iii. Vice President Darin Stewart moderated the discussion
 - iv. Board members engaged in discussion regarding the request
 - v. Board suggested tabling the topic and have the Committee work out a comprehensive policy on hours of operation encompassing vendors and private parties.
 - vi. Board agreed. Tony re-joined the meeting.

5. Budget –

- Board met in September to prepare a proposed 2007 budget
- Board has made a number of improvements in facilities and services during the current year
- Upcoming changes include a change in the cable contract in 2007
 - Engaging a specialized attorney to find the Association the best deal possible
 - This line item of the budget was based upon current contract levels as the association does not currently have information on potential renewal rates.
- Proposed budget was mailed to all homeowners in the community as required by the covenants.
- Darin motioned for approval of the 2007 Budget
- Damon seconded the motion
- No further discussion from the Board
- Mark was thanked for all his efforts in the Budget development
- Floor was opened to questions from residents in attendance.
 - Board engaged in open discussion with residents regarding questions and comments concerning the 2007 budget.
- Following all discussion the board voted and the budget passed unanimously.
- Sentry Management will send out the appropriate information to the Homeowners.

6. ARC –

- Request for encroachment on setback:
 - Discussion:
 - Backs up to Conservation land
 - Darin introduced past requests for a frame of reference
 1. Request to encroach on a drainage easement
 2. Who gets the Benefit?

- a. Association, Unit, the County, Utilities?
 - 3. Questioned if there is an easement with this setback?
 - Linda stated that there is a difference between a setback and an easement
 - 1. There is no problem accessing the area
 - 2. A building permit could be granted
 - Tony requested homeowner to get more information to the Board and will discuss at the November meeting if information has been provided.
- Fountain Request
 - Residents have requested late approval for a fountain erected in the front yard of the residence following a notice from the management company
 - Board informed the homeowners:
 - 1. Covenants require ARC approval PRIOR to all work
 - 2. Board was not given the opportunity to review prior to work completed.
 - 3. Fountain is large. Management did receive a complaint. Hence the Board must take action.
 - 4. Fountains are not specifically prohibited within the ARC guidelines.
 - Discussion from the Board
 - 1. The board engaged in extensive discussion with the homeowners and residents in attendance. The board members had taken the opportunity to observe the fountain in person prior to the meeting. Following discussions and questions with the homeowners the board deliberated their request. Deliberations centered around the underlying factors of aesthetic continuity of the improvement to the home and neighborhood versus a procedural violation (i.e. not obtaining ARC approval in advance).
 - 2. John made a motion to approve the ARC request
 - 3. Darin seconded.
 - 4. Motion was approved by a simple majority of 4 votes.

7. New Business –

- Tarragon Resolution:
 - Darin motioned for the passage of the resolution.
 - Damon seconded.
 - Discussion:
 - Tony provided an overview to the homeowners in attendance. Tarragon desires to convert its apartments to condominiums. Such a change requires a change to the covenants which Stoneybrook Joint Venture has the ability to execute. Stoneybrook Joint Venture agreed to amend the covenants to allow such a conversion pending any objection from the Stoneybrook Master Association of Orlando, Inc.
 - Resolution passed unanimously under the condition that any further modifications to the amended declaration or other related documents be reviewed and approved by the president of the association.
- Stone Lakes Elementary
 - The school is in need of an emergency evacuation location and the school has requested the use of our recreation field for this purpose
 - Damon made the motion to provide the field for this use
 - Darin seconded
 - Board passed the motion unanimously
- Dog bins along Stoneybrook Blvd.

- Would like the Beautification committee to revisit with the possibility of mounting bins to the back of existing street light poles
- Brooke will follow up with committee chairperson.

Next Meeting Date

The next Board of Directors meeting will be held on November 21st, 2006 at 6:30 P.M. in the Stoneybrook Fitness Center activities room.

Adjournment

8:41 p.m.

Respectfully Submitted,

Damon Patai, Secretary