

Stoneybrook Master Association, Inc.
Board of Directors Meeting
September 19th, 2006

Call to Order:

The September 2006 Board of Director's meeting was called to order by President, Tony Gregory at 6:40pm at the Stoneybrook Fitness Center. Board members Tony Gregory, Darin Stewart, Mark Krush, Damon Patai, John Santaniello, Abdullah Zeini, and Allan Gelb were present. Anand Singh & Jack Baumgardner 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 Mark Krush to approve the minutes for the August 2006 board meeting. Allan Gelb seconded the motion. Motion carried unanimously.

President's Report:

Tony introduced Officer Riley who reported the following:

- Officer Riley is very pleased with the current level of operation by Orange County Sheriffs
- 3 arrests have been made for patio enclosure break-ins
 - 3 – 15 year olds, 2 male, 1 female, burglary and grand theft
- Concentrating on night shifts and areas of high interest
- 120 hours per month is working well
- Suggest getting the word out to residents to watch for 'crimes of opportunity'
 - Keep garage doors closed at night
 - Keep car doors locked
- Will look at hours allocation between summer and winter hours
- Working with the Board has been productive

Management Report:

- Submitted by Brooke Coniam
- Mark commented very favorably on the repainting of the sidewalks around the Fitness Center regarding the non-slip surface.

Committee Reports:

1. Gatehouse –

- Motion to approve the surveillance system made by Tony and seconded by John
 - Discussion on differences between original and final proposal
 - Main difference due to camera quality upgrades
 - Board approved unanimously
- Surveillance System Maintenance Plan
 - Committee recommended 'Gold' plan
 - Board tabled decision until Committee researches other pricing plans
- Cameras to be purchased out of Account # 2195
- Committee looking to purchase 3 new air-filtering cases for computers
 - Board reminded committee of requesting 3 bids/proposals for major purchases
- After additional discussion as to purchases requiring Board approval, Mark Krush stated that he will develop a comprehensive expenditures policy for Board approval.

2. Infrastructure –

- Chairman Tom Lowell gave report
 - Roads
 - 8 – 10 years of overall life left
 - Brixam, Wyndham, and Weymouth are areas with more short term maintenance needs
 - Looking at tiered level of repairs
 - Will have recommended maintenance schedule put together by January 1, 2007
 - Alan brought up that we should be looking into drainage issues
 - Brooke stated that areas around the Rec Center are in good shape
 - Part of pond maintenance plan is keeping drains free of debris

3. Fitness Center –

- Damon motioned and Abdullah seconded proposal for accepting the Weight Room Trainer Agreement. Board unanimously approved.
- Susie provided samples of new pool furniture for consideration
 - Board tabled choice due to budget questions to be researched prior to the next board meeting

4. ARC –

- Homeowner request for fountain, post installation
 - Tony stated that there was nothing specifically in the Covenants which address fountains, however, all such modifications require prior written approval by the ARC
 - Discussion regarding the size of the fountain, it's proximity to the sidewalk and house and overall appropriateness took place
 - Decision tabled until all Board members can view the fountain in person

5. Old Business –

- Orlando Utilities Commission Plant Expansion
 - Tony has a contact for additional information
 - Alan stated 2 concerns: 1) Road Traffic due to construction, and 2) Waste products
- Driveway surface colors
 - Tabled until further information can be obtained
- Corrective Action Policy Relating to Severe Landscaping Violations
 - Will be handled case by case
 - President can authorize Management Company to use contractors as necessary
 - Board agreed to maintain this policy

6. New Business –

- Executive Session for Tarragon Meeting:
 - All available Board Members will attend an executive session of the board with the association's attorney and representatives of Tarragon Development. This executive session will be to discuss Tarragon's proposed conversion of the Vintage on the Green from apartments to condominiums.
- Morgran Property: Public hearing on 10/03/06
 - Property currently zoned for schools other than those currently attended by Stoneybrook and Avalon residents.
 - Additional traffic concerns due to additional homes/construction
 - Board encouraged to attend the public hearing
- Stone Lakes Elementary School

- The current overcrowding situation is being evaluated by the OCPS and superintendent's office
- Tony is currently meeting with various school board members, superintendent staff and county officials in connection with this effort
- A committee has been formed under the PTA umbrella to facilitate area relief for the school
 - Provides resources from the county and national PTA
 - Utilize PTA political connections
 - Short term goals: Help the school and its staff now in all ways possible to make the school the best it can be
 - Long term goals: Achieve overcrowding relief to the entire area
- 2007 Operating Budget
 - Proposed 2007 budget submitted by the Treasurer and approved by the Board
 - Management to send out the proposed budget to the Community as required by the Covenants
 - Will have Community Q & A at the next Board meeting
 - Budget to be ratified at the October Board meeting
- Weymouth Resident Tree Removal
 - The Association owns the conservation areas, however SJWMD has ultimate approval rights on any removal of conservation area trees
 - Darin will call homeowner for more information and is authorized to resolve the matter on behalf of the Association
- Crime Prevention
 - Resident – Dave Goldberg (Yorkshire Resident)
 - Requested roaming patrols by the gate attendant company between 10p – 6a.
 - Tony stated that the Gatehouse Committee has considered the idea previously
 - Stated that lack of law enforcement authority on behalf of the gate company along with potential confrontation and liability concerns led to dismissal of the idea. The Association instead has chosen to utilize the services of off-duty Orange County Sheriffs for this purpose.
 - Tony stated that the Board is taking an aggressive stance within the confines of the Covenants and Florida statutes to minimize opportunities for misuse of rental property.
 - Darin suggested that an attempt be made to change the Covenants for 30 day rental periods to be expanded to 1 year.
- Cable Contract
 - Current contract ends August 2007
 - The board is considering available options for renewal
 - Darin proposed that we utilize a lawyer who specializes in this type of negotiation
 - Damon made the motion, John seconded the hiring of the specialized attorney
 - Board approved unanimously, Darin abstaining from vote. The proposed attorney works in the Ft. Lauderdale office of the same firm as Mr. Stewart although in a different practicing group.
- Conduct of Operating Business from a Residence
 - Delayed until the October Board meeting to allow management time to obtain written comments and complaints from residents who have verbally voiced concerns

7. Homeowner Questions/Comments for Board of Directors

- Speeding cars in Ridgemoor was brought up by a resident in the audience
- Homeowner was directed to the Gatehouse Committee

- The board will also request Orange County Sheriffs to allocate resources to that area of concern and conduct radar enforcement.

Next Meeting Date

The next Board of Directors meeting will be held on October 17th, 2006 at 6:30 P.M. in the Stoneybrook Fitness Center activities room.

Adjournment

10:01 p.m.

Respectfully Submitted,

Damon Patai, Secretary