

**STONEYBROOK AT GATEWAY
MASTER ASSOCIATION BOARD OF DIRECTORS
LIST OF RESOLUTIONS**

	Date Proposed	Subject	Date Passed/Failed	Comments
1	April 10, 2007	ARC requests will be signed off by both the Master association and the community associations	April 10, 2007	
2	May 8, 2007	Permitting for sale signs	May 8, 2007	For rent signs also must use same format, open house signs do not, they can only be posted the day of the open house.
3	May 22, 2007	Use of Resolution Format	May 22, 2007	The use of a form to keep track of motions and the outcome of the motion.
4	May 22, 2007	Use of Reserve Accounts	May 22, 2007	
5	May 22, 2007	S&S to gather info on Line of credit	May 22, 2007	For S&S to only gather information then report back.
6	May 22, 2007	Selection of Attorney	May 22, 2007	Richard DeBoest selected
7	May 22, 2007	Increase Resale Capital to \$1000.00	May 22, 2007	To begin with any house closing after June 1, 2007
8	May 22, 2007	Revised Assessment Statement	May 22, 2007	Revise the statement to include all current information and charges.
9	May 22, 2007	Permit the use of the reserved funds to pay bills when approved by the Treasurer, Assistant Treasurer	May 22, 2007	These funds must be replaced as soon as possible.
10	June 5, 2007	To Confirm that Section 7.8 of the Master ByLaws, Application of Payments, that payments received will be applied first to interest, delinquencies, costs, attorney's fees, other charges, then annual and special assessments.	June 5, 2007	The Board clarified that funds received from owners will be applied to the owners account in the manner prescribed.
11	June 20, 2007	To sell business card size ads to persons for the Scoop.	June 20, 2007	To provide additional funds printing the Scoop.
12	July 11, 2007	To install cross walk signs and paint a crosswalk at Gem Stone.	July 11, 2007	The signs would be placed at the point where the sidewalks on the westside of Pebblebrook Blvd cross to the eastside.
13	July 11, 2007	Approved the Revised 2007 Budget	July 11, 2007	
14	July 11, 2007	To stop taking bids from privacy protection and landscaping companies at this time.	July 11, 2007	
15	August 8, 2007	Approved going to 24/7 on privacy protection and the use of Lee County Sheriff	August 8, 2007	Wackenhut to be used
16	August 8, 2007	Karins Approved as engineering company	August 8, 2007	To develop study on the turn over problems.
17	August 8, 2007	Reserve Appraisal for \$4400.000	August 8, 2007	Approved the three year up dates for \$1150.00
18	August 8, 2007	Late fees will be either \$25.00 or 5% of the amount due up to \$40.00	August 8, 2007	
19	September 12, 2007	To permit fruit trees	September 7, 2007	To permit fruit trees, to allow the ARC to decide what number would be permitted on the lots based on the lot size.

20	September 12, 2007	To ban trampolines	September 7, 2007	Those that have current approval will be permitted to keep them until they take them down or move out of the community.
21	September 12, 2007	Bike rack for the residents on Stone Tower Loop	September 7, 2007	The cost would be that of the residents of Stone Tower Loop
22	September 12, 2007	Landscape Contract approved	September 12, 2007	Everyday Maintenance was chosen
23	September 12, 2007	ARC Manual approved	September 12, 2007	
24	October 10, 2007	Holiday decorations to be completed by outside source, bid accepted.	October 10, 2007	\$3500.00 dedicated to the decorations.
25	October 10, 2007	Clubhouse rental charges, 1-4 hours \$50.00;1-6 hours, \$100.00; full day, \$200.00. Security deposit #175.00	October 10, 2007	Recommended by Clubhouse committee
26	October 10, 2007	There will be a \$10.00 fee to book the library for up to 2 hours.	October 10, 2007	
27	October 10, 2007	Commercial ventures are permitted in the Clubhouse, such as tupperware parties	October 10, 2007	
28	November 14, 2007	Approve the 2008 Budget, assessment is set at \$1170.00	November 7, 2007	
29	November 14, 2007	The number of guests on a permanent list cannot exceed 10 persons	November 14, 2007	
30	December 12, 2007	Trash cans may be placed at the curb 24 hours prior to pick up and be taken in within 24 hours after pick up.	December 12, 2007	
31	December 12, 2007	Signs for Clubhouse with new wording	December 12, 2007	
32	January 8, 2008	To have the membership vote on using an alternative audit for the annual 2008 audit.	January 8, 2008	Annual Meeting did not have a quorum, so no vote taken.
33	February 7, 2008	Infractions at the Clubhouse. Minors: First infraction, minor one month with no privileges; second infraction both parent and minor no privileges for a month.3rd infraction all family no privileges indefinitely. Adults, first infraction, one month no privileges; second infraction privileges suspended indefinitely.	February 7, 2008	
34	February 7, 2008	Second fining letter include that the transponders may be turned off	February 7, 2008	
35	February 7, 2008	Order message board for front gate area	February 7, 2008	Total funds allowed \$575.00
36	February 7, 2008	ARC appeal to allow a number of fruit trees in one yard. Was DEFEATED	February 7, 2008	
37	March 6, 2008	The fitness Center will be closed from 11PM to 4:30am along with the bathrooms	March 6, 2008	
38	March 6, 2008	The assessments will be billed on a quarterly basis	March 6, 2008	
39	March 6, 2008	The Clubhouse office will be open from 9am to 5pm daily, Saturday from 9am to 1pm	March 6, 2008	
40	April 10, 2008	To fix the basketball court at a cost of \$1700.00	April 10, 2008	
41	April 10, 2008	The lights at the basketball court will not be used.	April 10, 2008	

42	April 10, 2008	To require insurance on those using golf cars with in Stoneybrook. DEFEATED	April 10, 2008	Was defeated by vote.
43	April 10, 2008	To allow additional bricks on the front of a home, requested by the ATC	April 10, 2008	
44	May 6, 2008	Speed bumps to be installed at the cost of \$800.00	March 6, 2008	put on hold pending available funds
45	June 3, 2008	To advise S&S Management that the contract as written will not be renewed at the end of 2008.	June 3, 2008	Committee working with S&S on a new contract
46	June 3, 2008	Portable basketball nets may use blocks while in the grass are	June 3, 2008	This is to elimtate a large piece of dead grass where the hoop would sit. Slabs cannot be used
47	June 3, 2008	Letters to be used by the Compliance and fining committee were approved	June 3, 2008	These were presented by David Willems
48	June 3, 2008	Two year maintenance contract was approved with TEM for \$12500.00 per year.	June 3, 2008	
49	July 1, 2008	Owner on Gem Stone must remove the portable spa and pogoda by January 1, 2009	July 1, 2008	
50	July 1, 2008	To change from Wachenhut to Statewaide Security for privacy protection	July 1, 2008	
51	July 1, 2008	Will keep the Everyday Landscaping contract at its current rates for 2009	July 1, 2008	
52	July 1, 2008	To keep the Clubhouse entrance door locked at all times card users will need the card to enter.	July 1, 2008	
53	August 5, 2008	The basketball fence will be repaired after another estimate is received. The lowest will be used.	August 5, 2008	
54	August 5, 2008	The copier contract will be for 48 months at 163.00 per month	August 5, 2008	
55	September 2, 2008	Not to pay for the Hiloliday Decorations for this year.	September 2, 2008	
56	October 7, 2008	To assess each homeowner a \$200.00 special assessment for 2008	October 7, 2008	
57	October 7, 2008	Not to move forward with the proposal from Associations Financial Services	October 7, 2008	
58	October 7, 2008	Allow Bahama shutters at 12555 Gem Stone	October 7, 2008	
59	October 22, 2008	The plan of merger with the Estates Association	October 22, 2008	
60	November 4, 2008	To pursue the possibility of having Gateway Services CDD take over the common area maintenance	November 4, 2008	
61	November 4, 2008	Approve the 2009 budget	November 4, 2008	
62	November 4, 2008	To stay with Visions Management	November 4, 2008	Voted not to stay with Visions, so a presentation can be made concerning other management companies
63	November 4, 2008	To have a special meeting on Wednesdaym, November 19, 2008 to hear presentation on management company	November 4, 2008	

64	December 2, 2008	Selection of Alliant Management Company	December 2, 2008	
65	December 2, 2008	To move forward on changing telephone companies from Embarg to Comcast where possible	December 2, 2008	Completed-1-16-09
66	Dec. 2, 2008	Make line item changes to the 2009 Budget: line 62015, uncollected fees from 385,853 to 350,488; line 71025, LPGas, from 12,000 to 22,000; line 68026, fitness classes, from 0.00 to 2200.00; reduce the 2009 assessment by \$40.00	December 2, 2009	
67	January 6, 2009	Dues Collection Process	January 6, 2009	Procedure for dues invoicing, adding late fee, sending 45 day pre-lien letter, suspending community privileges and issuing lien
68	January 6, 2009	Cancel the Gateway CDD Systems and Facility Operation & Maintenance Agreement og 3-31-07	January 6, 2009	Gateway Board of Supervisors agreed to cancel contract 1-22-09
70	February 10, 2009	Send Everyday a 30 day notice	February 10, 2009	
71	February 10, 2009	More quotes for sand/dirt instead of red caly to repair field	February 10, 2009	
72	February 10, 2009	Club house rules infractions-Verbal/physical abuse of employee, contractor or service supplier approved.	February 10, 2009	Verbal abuse- 1 mo. Suspension. Physical abuse- indefinite suspension & must appear before Board to get privilages back.
73	February 10, 2009	ARC Clothesline-State law now requires HOA to approve	February 10, 2009	Allow retractable clotheslines, sunrise to sunset, not visible from street, removed during storms, at least 10 ft. from side and within 10 feet from back of home. Pools with lanais must be individually reviewed.
74	February 10, 2009	Outside parties at clubhouse- may not bring in personal equipment into common areas (eg. Bounce houses)	February 10, 2009	
75	March 10, 2009	Award landscape contract to Leapin Lawns	April 1, 2009	
76	March 10, 2009	Award security system contract to DEVCON	April 1, 2009	
77	March 10, 2009	Remove \$182,579 from budget & reduce Master HOA dues to \$387/qtr.	April 1, 2009	
78	March 10, 2009	Change community center room rental deposit from \$150 to \$300	March 11, 2009	
79	March 10, 2009	Suspend owners permanent guest list if delinquent in payment of dues.	March 11, 2009	
80	March 10, 2009	Swipe card make specifically for Clubhouse rentals	March 10, 2009	
81	March 10, 2009	Add guidelinles for Imposing fines-not otherwise listed \$100 per week	March 10, 2009	

82	March 10, 2009	Change guidelines for Imposing fines regarding dog dodo amount from \$25 to \$50 and to add Unattended Barking Dog to Pets Roaming Free	March 10, 2009	
83	March 10, 2009	Change guidelines for Imposing fines regarding leasing your home from--\$100 for ea. Violation, 2nd violation determined by FHC to \$100 per day until valid lease is approved & a 14 day notice to the owner that privileges will be revoked	March 10, 2009	
84	March 10, 2009	Change guidelines Imposing fines regarding Plastic/Metal swingsets/trampolines amount from \$100 per week to \$100 per day until removed	March 10, 2009	
85	March 10, 2009	Rental policy changes	March 10, 2009	
86	May 12, 2009	Approve ARC changes but remove 3.2.3 fencing section	May 12, 2009	
87	May 12, 2009	Dissolve the Permant Guest List as of July 1, 2009	May 12, 2009	
88	May 12, 2009	Add Assignment of Rents Document to Rental Agreement	May 12, 2009	
89	June 11, 2009	No car covers allowed.	June 11, 2009	
90	July 16, 2009	No resident is allowed to run their personal business at the Clubhouse and Amenity Areas unless they are doing this as a one on one basis.	July 16, 2009	
91	July 16, 2009	Any business being conducted at Stoneybrook at Gateway must be hired through the Activities Coordinator and be scheduled and approved unless they are doing this as a one on one basis.	July 16, 2009	