

Stoneybrook @ Gateway Homeowners Association, Inc.
c/o Alliant Property Management, LLC
6719 Winkler Road, Suite 200
Fort Myers, FL 33919
***Office 239-454-1101 *Fax 239-454-1147**

BOARD OF DIRECTORS MEETING MINUTES

Wednesday, January 9, 2009 @ 7:00 PM

Present: Sherry Bucar, Matt Davis, Richard Nussbaum, Margaret Fineberg, Gene Becker, Scott Algeo, Cheryl Crowder and Kim Proudfit from Alliant Property Management.

1. **Call to Order:** The meeting was called to order at 7:00 pm and a quorum was established.
2. **Proof of Notice:** Notice was posted on the Clubhouse window.
3. **Gateway Services District Presentation:** Bill Knight and Jesse Yandle from Gateway Services District gave a presentation showing the advantages of switching our paved roadways, curbing, sidewalks, lighting, signage and landscaping, irrigation services, the gatehouse and security to them. We would still maintain the Clubhouse and amenities areas that the HOA owns.

Motion: A motion was made by Matt Davis to move forward with Gateway Services District, seconded by Gene Becker. **All in favor, motion passes.**

4. **Approval of Minutes:**

Motion: A motion was made by Richard Nussbaum to approve the December 8, 2009 minutes as written, seconded by Margaret Fineberg. **All in favor, motion passes.**

5. **Treasurers Report was given by Sherry Bucar.** There is enough money to pay for all bills at the end of December, due in large part to the \$54,800 transferred from the Estates account into the Master account. Estate owners who had their account paid in full received a \$90 credit toward their Master 1st quarter statement. GSCDD identified that the \$9,130 that we budgeted for the electric sewer lifts should be paid for by GSCDD and the FPL billing has been changed.

Motion: A motion was made by Matt Davis to allow late payments for the January billing to be extended through January 20th, 2009, seconded by Gene Becker. **All in favor, motion passes.**

The notice to extend January grace period will be posted on the web-site and Channel 95.

6. **Committee Reports:**

- a. Alliant Report was given by Kim Proudfit.
Spoke with Cheryl and Sherry about turning off transponders and delinquent owners.

Gave Reserve Study to John Spina for review.
I helped with the mailing of the Alliant introduction letter.
Spoke with Cheryl and Sherry several times regarding transition to Alliant.
E-mailed Sherry information on Roberts Rules.

- b. Community Manager Report was given by Cheryl Crowder. Discussed heating of the pool. Our contract with Bal-Gas is for 12,400 gal. @ 1.609/gal from 12/1/08 through 3/30/09. Through 1/13/09 we had used 7308 gal. The Board decided to immediately reduce the temperature of the pool to 80 degrees and closely monitor usage.
- c. ARC Committee was given by Cheryl Brophy. She will send Kim the report.
- d. Budget Committee: No Discussion.
- e. Clubhouse Committee: No Discussion. Richard Nausbaum stated that a meeting will be held in Jan.
- f. Comcast Negotiating Committee: Joe Mikulka has volunteered to head up this committee. Rod Senior will work with him.

Motion: A motion was made by Sherry Bucar to establish a Comcast Negotiating Committee, seconded by Margaret Fineberg. **All in favor, motion passes.**

- g. Community Affairs Committee was given by Sherry Bucar: There have been 170,000 hits on the Stoneybrook at Gateway web-site to date. Alliant Property Management also has a web-site. Nothing new with the landfill closure. The South Florida Water Management District issued a Notice to Issue an Environmental Resource Permit to Waste Management. The Development Order has not been issued by Lee County.
- h. Compliance Committee Report: Kim was asked by Sherry to oversee implementation of this committee and initiate implementation as soon as possible. Joe Allington, Jeremy Toback and LG Friedrichs volunteered.
- i. Engineering Committee Report was given by Sherry Allan Bucar. Gene Becker and David Willems would be meeting with Lennar, our attorney and Karins Engineering on January 10th at 10:00 am to review the report and view areas of concern.
- j. Fines Hearing Committee: Sherry asked Kim to oversee implementation of this committee in conjunction with the Compliance Committee,
- k. GSCDD Liason Committee: Margaret Fineberg, Matt Davis, Stan Targia and Tobey Purse volunteered to be on this committee with Roy Kempf and Sherry Allan Bucar. They will meet with GSC in early January.
- l. Landscape Committee report was given by Gene Becker.

Motion: A motion was made by Matt Davis to get landscaping bids for mulch and flower beds around Clubhouse; this is to include Mainscapes in the bids, seconded by Scott Algeo. **All in favor, motion passes.**

- m. Neighborhood Watch Committee report was given by Jeremy Toback. There is a meeting on Monday, January 19th @ 6:00pm.

- n. Privacy Protection Committee report was given by Scott Algeo. Discussed basketball courts hours and handcuffs being stolen from a security car. Discussed opening the basketball courts on Sunday but decided to keep them closed until the rover comes in at 5pm due to past vandalism issues.

7. Unfinished Business:

- a. Election of Master Board Secretary/Treasurer

Motion: A motion was made by Scott Algeo to nominate Margaret Fineberg as Secretary/Treasurer, seconded by Richard Nussbaum. **All in favor, motion passes.**

8. New Business:

- a. Rental Policy Master Declaration Amendment discussed. Changes made to proposed amendment from Attorney McLaughlin. A final draft will be circulated before the next Board meeting.
- b. Resale Capital Contributions - \$1000 must be on all Estoppels, otherwise the new owner is not responsible for payment. Sherry has e-mailed Kirsten at Alliant.
- c. Annual 2009 Members Meeting will be March 30th, 2009 @ 7:00 pm
- d. Collection Process: Board Adopted Resolution attached.

Motion: A motion was made by Sherry Bucar to approve the collection changes/Board Adopted Resolution, seconded by Margaret Fineberg. **All in favor, motion passes.**

- e. Stoneybrook Office Manager: Discussion of replacement of Cheryl Crowder.

Motion: A motion was made by Matt Davis to hire an Office Manager as an Alliant Employee, seconded by Richard Nussbaum. **All in favor, motion passes.**

9. Resident Discussions:

- a. Joe Targia discussed incidents regarding verbal abuse of the clubhouse rover by homeowners and asked about action that could be taken. The Board requested discussion be moved until the next meeting so that our documents could be reviewed by Kim and other Board members.

10. Adjournment:

Motion: A motion was made by Margaret Fineberg to adjourn at 10:10 pm, seconded by Gene Becker. **All in favor, motion passes.**

Stoneybrook at Gateway
Master Board Adopted Resolution
Dues Collection Process

Jan. 6, 2008

- Invoice/Coupon book mailed

- 2nd Notice only on returned mail if valid address can be located

- \$25.00 late fee: Added to account 15 days after date of invoice

- Collection (Pre-lien letter) : Sent 30 days after due date

- Community privileges suspended (turn off transponder, swipe cards & revoke guest list): 30 days after invoice date

- Lien issued: 45 days after date collection letter mailed