

Stoneybrook at Gateway
Master Association Board Meeting
7:00 PM February 10, 2009
Stoneybrook Community Clubhouse

Minutes

Present: Richard Nussbaum, Margaret Fineberg, Matt Davis, Sherry Bucar and Kim Proudfit from Alliant Property Management.

Call to Order & Establish a Quorum: A quorum was established and the meeting was called to order at 7:04 pm.

Proof of Notice of Meeting: Was posted on the front bulletin board in the Clubhouse and on TV

Approval of January 9, 2009 Minutes:

<p>Motion: A motion was made by Margaret Fineberg to approve the January 9, 2009 minutes as written, seconded by Richard Nussbaum. All in favor, motion passes.</p>

Alliant Report was given by Kim Proudfit

- a. An Alliant employee was temporarily placed as a fill in after Cheryl's unforeseen departure.
- b. Placed a news for a full-time Office Manager and received over 100 resumes in 4 hours. Reviewed resumes and interviewed the top applicants Angie Free was selected as the individual with the qualifications best matching Stoneybrook's needs.
- c. Angie has quickly absorbed the responsibilities of her job, organized the filing system and been proactive in improving the HOA's administrative operation.
- d. Prepared and mailed 1st Notice of Annual Meeting.
- e. Prepared, ordered and posted a new a sign with Alliant phone # and the Stoneybrook office phone # for the front of your clubhouse.
- f. Assisted with revision and the transition of the rental and sales process to Alliant.
- g. Contacted Commercial Pool and assured compliance with the new pool grates requirement.
- h. Assured repairs to Fitness Room door were completed as the result of a break-in. Cost of repairs has been charged to responsible individual.
- i. Obtained 3 quotes for the dead pine tree removal at 9628 Blue Stone Circle. Trees presented safety hazard, will be removed and will require HOA to replace as they are in a protected wetland area.
- j. Stoneybrook has been added to the Alliant Website, along with all pertinent Homeowner information.
- k. Clarified with Richard DeBoest the legal ramifications of allowing residents to bring personal equipment (ie. Bounce house) on the Clubhouse grounds for parties.
- l. Mailed ----- violation letters
- m. Requested 3 quotes for roof leak repairs to the Clubhouse. I have received 1 so far.

- n. Reviewed fining documents and distributed them to Sherry and the Fining Committee for review.
- o. The Topps Program should be installed at the clubhouse this week. This will give Angie up to date information on collections and other pertinent owner/renter information.
- p. Colin has mailed 150 pre- lien letters to delinquent owners.
- q. Prepared a Towing package with a contract for the Board to review.
- r. Reviewed HOA docs and determined there is nothing in the HOA declaration to allow the HOA to deny a permanent guest list to owners in arrears.

Treasurer Report was given by Margaret Fineberg:

- December financial statements need to be redone due to lack of information from Vision.
 - a. Total in operating \$210,000
 - b. Total in accounts payable \$78,000
- Vision had been asked not to write any checks and not to accept any Payments after mid-Dec.
- Vision withheld payments to Alliant Property Management.

Motion: A motion was made to accept the Treasure’s Report by Matt Davis, seconded by Sherry Bucar. **All in favor, motion passes.**

Motion: A motion was made by Matt Davis to do a full financial audit, seconded by Margaret Fineberg. **All in favor, motion passes.**

Committee Reports:

- **ARC Committee report was given by Cheryl Brophy:**
January 28th meeting:
 - a. The ARC Board approved the use of umbrella style clothes lines under the following guidelines:
 1. May only be used from sunrise to sunset.
 2. Must be removed when not in use.
 3. Must be located within the footprint of the house and not visible from the street. It must be within 10”of house or lanai, if there is a lanai, and lot line/lake.
 4. Must be removed for storms.
 5. Location and type of clothesline must be reviewed by the ARC Board for approval before installing.

Motion: A motion was made by Richard Nussbaum to approve the above ARC recommendations for clotheslines as a Board Adopted Resolution, seconded by Margaret Fineberg. **All in favor, motion passes.**

- b. Hedges versus trees in yard were discussed.
- c. The next ARC meeting is February 25th

Motion: A motion was made by Sherry Bucar to send Everyday Maintenance a 30 day notice, terminating their contract, seconded by Matt Davis. **All in favor, motion passes.**

- **Clubhouse Committee report was given by Richard Nussbaum:**
 - a. 50/50 drawing and other activities discussed. These will be put in the Scoop. Will be asking for volunteers.
 - b. Recommend raising security deposit for Clubhouse events from \$150.00 to \$300.00.
 - c. Key locks have been put of the inside door entrances to the Kiddie room and the Fitness area. This will secure those areas after 5 pm during the week, after 1 pm on S Saturdays and on Sunday. This will assure guests renting the exercise room do not have access to those areas.
 - d. The Board of Directors has keys to office- not clubhouse. To enter the clubhouse they must use their swipe card.
 - e. It will cost \$4,000 to repair the kiddie gate at the pool.
 - f. Pool heat is turned back on to 80 degrees, after approximately \$1,000 of repairs were made to replace 3 pool heater touch pads and 1 heater control circuit board.
 - g. The Board Discussed the following proposed Verbal and Physical Abuse Policies:
 - i. For any verbal abuse of Club house employee, contractor or service provider there will be an automatic 30 day suspension of the transponders and access cards.
 - ii. For any physical abuse of Club house employee, contractor or service provider there will be indefinite suspension of transponders and access cards. This may be reinstated by coming to the board and presenting your case.

Motion: A motion was made by Margaret Fineberg to adopt the above verbal and physical abuse policies, seconded by Richard Nussbaum. **All in favor, motion passes.**

- **Comcast Negotiation Committee was given by Joe Mikulka**
Kim get input from Joe on what he reported if you have no notes
- **Community Affairs Committee given by Sherry Allan Bucar**
The courts still have not rendered a decision of our 2 legal suits. GSCDD has filed a Petition for a Formal Administrative Hearing to the S. Florida Water Management District to review stormwater issues. The Lee County Development Order was denied for the 3rd time. It will not be issued until all the legal permits are issued.
- **Engineering Committee Report:** No updates
- **GSD/Stoneybrook Advisory Committee: given by Roy Kempf-GET IT**
- **Landscape Committee Report was given by Matt Davis:**
 - a. Baseball field is in poor shape due to the following:
 1. Everyday Maintenance overwatering.
 2. Everyday Maintenance creating divots in ground.
 3. Everyday Maintenance was using the wrong type of lawn mower. They should have been using a turf mower or a mower with dedicated sharp blades

4. Everyday Maintenance was not properly fertilizing the area.

Matt Davis received a quote of \$150 to mow the field and \$2,800 add more clay and fix the problems.

Motion: A motion was made by Sherry Bucar to send Everyday Maintenance a 30 day notice, terminating their contract, seconded by Matt Davis. **All in favor, motion passes.**

Motion: A motion was made by Richard Nussbaum to get a couple more quotes and to use a sand/dirt mixture instead of red clay to repair the field, seconded by Matt Davis. **All in favor, motion passes.**

- **Neighborhood Watch Committee Report given by Jeremy Toback:**
Last meeting was 2 weeks ago. Only 7 people showed up.
- **Privacy Protection Committee Report:**
 - a. Guards will only make one phone call to reach vendors.
 - b. Gate pin numbers discussed.
- **Activities Committee given by Cheryl Brophy:**
Next yard sale is scheduled for Sat. April 25th 9 am- 4 pm.
- **Compliance Report: Kim Proudfit**
A meeting had not yet been held with the 4 compliance members. The Board requested that a compliance procedure be developed in conjunction with the committee and presented to the Board at the next meeting.
- **Fining Committee Report given by Kim Proudfit:**
Two meetings have been scheduled and additional volunteers are needed.

Unfinished Business*

- **Rental Policy-Master Declaration Amendment Changes:**
Change #2 final review to twice a year.
Added to #5: Owner responsible for all cost of eviction.

Motion: A motion was made by Sherry Bucar to approve the above changes to the rental policy, seconded by Margaret Fineberg. **All in favor, motion passes.**

Motion: A motion was made by Sherry Bucar to add the Rental Policy Master Declaration Amendment 5.25 , with changes, to the Annual Proxy, seconded by Margaret Fineberg. **All in favor, motion passes.**

New Business:

- **Budget Meeting-Amended 2009 Budget:**

Motion: A motion was made by Margaret Fineberg to have the Budget Meeting to

- **2009 Master Board Meeting Dates:**
The monthly meetings will continue on the 2nd Tuesday of each month.
- **Towing Contract & Towing Procedure:**
Kim will send 4m towing contract to all Board of Directors and develop a proposed towing procedures for adoption by the Board at the next meeting.

- **Clubhouse: Outside parties in common area:**
****Document down what attorney told you::
Board of Director resolution- Bounce house at Clubhouse.

Motion: A motion was made by Richard Nussbaum to not accept or allow extra equipment from outside vendors at the Clubhouse, seconded by Margaret Fineberg. **All in favor, motion passes.**

Residents Comments on Non-Agenda Items:

- **Golf carts-** No golf carts on sidewalk will be added to the next edition of the Scoop and on the TV station.
- **Guard House-** What is transponder policy? Discussed when transponders are turned off, resident(s) must stop at the gate and show their drivers license.
- **Activity fund is \$650.00.**
- What is being done to residents breaking door on Fitness Room
- **Was the GCSD contract signed?** - No the termination contract for GCSD needs to be signed.
- **Spa compliance –**

Motion: A motion was made by Richard Nussbaum to proceed with law suit against Paul and Tracy Filla and their spa issue, seconded by Sherry Bucar. **All in favor, motion passes.**

Next Meeting March 10, 2009

Adjournment:

Motion: A motion was made by Richard Nussbaum to adjourn the meeting at 10:18 pm, seconded by Sherry Bucar. **All in favor, motion passes.**