

**STONEYBROOK AT GATEWAY MASTER  
HOMEOWNERS ASSOCIATION, INC.  
NOTICE OF BOARD OF DIRECTORS MEETING  
March 11, 2010 @ 7:00 PM  
Stoneybrook Community Clubhouse**

Approved 4-8-10

**Present in Person:** Margaret Fineberg, Sherry Bucar, Richard Nussbaum, Joe Mikulka, David Lethem and Brett Asbury via speaker phone and Gina Queen representing Alliant Property Management.

**1) Call to Order/ Establish a Quorum:** A quorum was established and the meeting was called to order at 7:08 pm.

Margaret Fineberg read an apology letter from Blake Kinney to the Board and all present.

**2) Proof of Notice:** The meeting notice was posted at the clubhouse, on the bulletin board and on the door, at the guard house, on the website and on channel 95.

**3) Approval of the Minutes: January 14, 2010 and February 11, 2010**

**MOTION:** Motion was made by Joe Mikulka to approve and accept the January 14, 2010 Board Meeting minutes with the changes as follows: Police car was unmarked, seconded by Richard Nussbaum. **All in favor motion passes.**

**Motion:** Motion was made by Richard Nussbaum to approve and accept the February 11, 2010 Board Meeting minutes with the following changes: Thank you to Lucy Senior for heading up the fundraiser for needy children, seconded by Joe Mikulka. **All in favor motion passes.**

**4) Alliant Report was given by Gina Queen:**

- a. Prepared Minutes for your February Meeting. Processed the packets for the May Fines & Hearing Meeting.
- b. Processed package for February Fine & Hearing.
- c. Processed several compliance letters including Fines and Hearing notices.
- d. Had John Spina review and approve Annual mail out per Board request.
- e. Working with Lee County School Board regarding school bus drop off and pick up locations.
- f. Office hours have changed Monday, Wednesday and Friday's 9:00am til 7:00pm., Tuesday's and Thursday's 9:00am til 5:00pm. And Saturday's 9:00am til 1:00pm.
- g. We are in need of a backup program for office computers approx. \$50.00.
- h. We are in need of networking so that office staff can work at the same time.
- i. New transponders have been received and staff is contacting owners/residents on the waiting list.
- j. D&G Seal Coating was contacted and will be giving us a proposal for restriping clubhouse parking lot and adding two directional arrows.
- k. Alliant's conference phone has been destroyed a replacement is on order, once received any Association needing it for their meetings will be charged \$15.00.

**5) Comments and questions from owners pertaining to agenda items only:**

Warren Davies requested that owners be able to speak at Board Meetings without time restriction. Warren also stated that he did not feel there was enough communication from the Board to the owners.

There was also a lengthy discussion regarding the cleaning of the clubhouse, owners feel there should be a deep clean scheduled to include the fitness room.

**6) Treasurers Report was given by Brett Asbury:**

- Operating Total Assets	\$649,421.71
- Operating Liabilities	\$133130.82
- Reserves	\$90,578.31

There was a lengthy discussion regarding Courts dismissing foreclosures. Brett reported that we currently have 138 foreclosures. Brett stated that the bank account was split into two accounts due to the insured FDIC.

**7) Committee Reports:**

Margaret Fineberg asked everyone to Thank Laura Morrison for all her hard work and efforts on the ARC Committee.

**a. ARC Committee report was given by Laura Morrison:**

**Architectural Review Committee Meeting Minutes**

**February 24, 2010**

Call to Order-7:05 P.M.

Proof of Notice-Posted on door of clubhouse and bulletin board

Attendance: Laura Morrison, Arline Keleman, Suzanne Mikulka and Cheri Hilenski

Guest: Haseeb Ahmed of 9658 Blue Stone Cr.- owner requests to become a member of the Architectural Review Committee-will need approval from Margaret Fineberg.

Motion to Approve Minutes from last month's meeting: Arline. Seconded by Suzanne.

**New Business:**

1. Ahmed at 9658 Blue Stone Cr. Owner requests an extension of the existing lanai with screen enclosure to 24x25 feet. No pool included. Also requests to place gutters to match existing-bronze in color.
  - a. Viewed attached plans
  - b. Vote-all in favor pending the status of current dues from Alliant.
  - c. Dues current approved 3/3/10
2. Browning at 12435 Pebble Stone Ct. Owner requests to reinstall plants that were Removed during pool construction and create a plant barrier.
  - a. Viewed attached plans.

- b. ARC requesting more information regarding specific type of plantings and placement per HOA bylaws.
  - c. Vote- all opposed-pending further information requested.
  - d. All opposed to allowing garbage bins to be kept outside of home as HOA documents clearly state this is not allowed
3. Cox at 12323 Jewel Stone Lane. Owner requests to install a Direct TV dish to the Rear of the home. Said dish will be pole mounted to receive signal.
    - a. Viewed site plan.
    - b. Vote-all in favor as long as placement of pole is not visible from the street.
  4. Hedden at 12464 Pebble Stone Ct. Owner requesting to replace a dead queen palm with a new queen palm and to replace existing live oak with a black olive tree.
    - a. Viewed attached plans.
    - b. Vote-all in favor.
  5. Reis at 12312 Jewel Stone Lane. Owner requests to install a pool.
    - a. Viewed attached plans from Shamrock Pools.
    - b. Vote-motion denied as submitted per HOA bylaws, section 213. Homeowner wished to install a fence around the planned pool which is not allowed per HOA resolution regarding fences. The homeowner must submit plans to include a mansard type pool cage.
  6. Roller at 12453 Green Stone Ct. Owner requests to place new lighting fixtures on The garage and over the front door.
    - a. Viewed picture of fixtures
    - b. Vote-all in favor.

**Announcements:** This was committee member Arline Keleman's last meeting as a member of the ARC. After serving for the last 5 years, she has decided to resign. She will be greatly missed. We welcome Chris Kielmeyer (of the Villas) as her replacement. Our guest this evening, Haseeb Ahmed is also requesting to become a member of the ARC. He was told he would need approval from Margaret Fineberg and that there may not be any openings. ARC chairperson will speak to Margaret regarding this issue.

The committee members are also requesting to change the meeting day to Tuesday. We voted and all concurred that we will be meeting on the third Tuesday of the month from this day forward.

**Next Meeting:** Tuesday, March 16<sup>th</sup>, 2010 at 7:00 P.M.

**Adjourn:** 7:50 P.M.

Laura also reported that owners are not completing ARC request forms correctly.

**b) Clubhouse Committee report was given by Richard Nussbaum:**

Richard reported that we are having problems hot tub propane heater. Gina is getting a proposal from Commercial Pools for repairs. The forearm press has become a hazard and needs to be tightened.

Sherry Bucar asked that we get a detailed list of John's duties.

**c) Compliance Committee: Joe Allington (None at this time)**

**d) Fining Committee: Joe Targia (None at this time)**

**8) Unfinished Business:**

**a. Clubhouse Parking Lot:**

The Board of directors asked that Gina Queen obtain two more proposals for parking lot restriping and two directional arrows.

**b. Master Association Bank Account: Report was given by Brett Asbury**

Brett reported that as of 12/31/09 the Master Association Bank Account had a balance of \$423,271. \$102,189.99 of this amount is resident prepay.

**MOTION:** Motion was made by Brett Asbury that we reduce this bank balance to an average 1.5 months of operational expenses, \$162,062

(from 2010 budget,  $\$1,296,500 / 12 = \$108,041$ ,  $\$108,041 \times 1.5 = \$162,062$ .) plus the \$102,189.99 prepay for a total \$264252.

An additional amount, \$80,000 shall be set aside as a potential loss provision regarding current legal issues.

An additional amount, \$18,579.48 of A/P (as of 12/31/09) will be set aside.

An additional amount, \$18,536.65 of A/P to Condo HOA (as of 12/31/09) will be set aside.

The remaining **\$41,903** be returned to current owners who are current on their dues. **With no second motion failed.**

**c. Estates Bank Account: Report given by Brett Asbury**

**MOTION:** Motion was made by Brett Asbury that \$49,590 be transferred to the Master account.

1. That the Master Association “buy” the Estate Debt. That the \$23,445 (or whatever the correct amount is) in delinquent dues be transferred to the Master account and identified as a separate line item. All future past due assessments due to the Estates be deposited into the Master line item account.

2. \$26,049 (remaining funds) plus the Estates Debt Balance (\$23,445) for a total of \$49,494\* be returned to current home owners who are up to date on Estates dues, seconded by Richard Nussbaum. **All in favor motion passed.**

**d. TEM Contract: Brett Asbury**

There was a brief discussion in regards to obtaining a new TEM contract. Brett stated that he doesn't believe we should sign a new contract should be fine leaving things the way they are for now.

**e. SR82/Gateway Blvd Berms: Margaret Fineberg**

Margaret reported that Tony Pires Attorney for GSS has not gotten back with Bill Knight as of yet.

**f. Printing and Mailing of Scoop: David Lethem**

David reported that he has received two proposals from two printers. We are using Kinko's at \$530.00 a month for 700 Scoops. We will need to provide PDF each month including the mailing list on disk. Joe Mikulka stated that not everyone is receiving the Scoop via email. Gina Queen reported that request for updated email addresses were included on the Annual Proxy and will be updated after Annual Meeting. Joe Mikulka stated that selling ads would help

cover the cost to produce the Scoop.

**MOTION:** Motion was made by Joe Mikulka that cost for Scoop was not to exceed \$600.00 per month, David Lethem to obtain a hard quote, seconded by Sherry Bucar. **All in favor, motion passes.**

9) **New Business:**

**a. Replacement of Pool Furniture: Sherry Bucar**

Sherry reported that the pool furniture is completely worn out and is in dire need of replacement. She obtained information on several styles and now David Lethem will get quotes from Costco.

**MOTION:** Motion was made by Sherry Bucar to purchase twenty chairs, twenty loungers and five tables with umbrellas not to exceed \$10,000.00 seconded by Joe Mikulka. **Margaret Fineberg, Richard Nussbaum, David Lethem in favor. Brett Asbury opposed. Motion passes.**

**b. Replacement of Gym Equipment: Sherry Bucar**

Sherry reported that she has obtained quotes for replacing five pieces of equipment two elliptical and two treadmills. David Lethem will get warranty information from Costco.

**MOTION:** Motion was made by Joe Mikulka to purchase from Costco two Ironman Pro 3900 Treadmills at \$1,999.00 each and two Reebok RL 1500 Ellipticals at \$799 each seconded by David Lethem. **Margaret Fineberg, Sherry Bucar and Richard Nussbaum in favor. Brett Asbury opposed. Motion passes.**

**c. Discuss Pool Repairs: Joe Mikulka**

There was a brief discussion of repairs needed for pool and spa. Joe reported that we are in the process of obtaining proposals from other pool service companies. Commercial Pools are not inspecting and reporting to us any problems. Pool and spa repairs are to be completed immediately. The pool will be heated the first week of April due to Spring Break.

**d. Insurance Appraisal: Joe Mikulka**

Joe reported that we have received the insurance appraisal from GAB and are very disappointed. GAB did not contact anyone for information needed to properly compile numbers. Joe reported that we are in the process of obtaining names of other companies to have the appraisal redone.

**e. Common Area Irrigation System: Joe Mikulka**

Joe reported that Brett and he with Leapin Lawns have inspected the entire irrigation system and Brett admitted that they have not been being maintained. Brett agreed to take care of all the problems. Joe has made a map of all the locations and zones. Joe suggested that we have Brett cut

and mulch with chipper. Warren Davies stated that the Villa Board agreed to cut back and will be completed this month.

**10) Board of Directors Requests:**

**David Lethem - None at this time**

**Margaret Fineberg -** 1. Fan mounted in fitness room.

2. Margaret reported that Board and/or Committee members are spending too much time in the office and would like to keep this to a minimum.

3. Margaret asked that Board and Committee funnel everything through Gina Queen so that she may properly delegate.

**Joe Mikulka -**

1. Joe reported that the replacement of the outside lights including tennis courts has been started.

2. Joe would like to revisit GSDD regarding two more crosswalks.

3. Joe would also like to see a speed bump be placed at guest entrance at gate.

**Sherry Bucar -**

1. Sherry stated that she agreed with Joe regarding the crosswalks.

2. Sherry discussed her lawsuit with Waste Management.

**11) Comments and questions from owners pertaining to non-agenda items only:**

Warren Davies made discussion of Filla spa.

Cheryl Brophy made comments regarding ARC approval and minutes.

**12) Adjournment: 10:02pm**

**Respectfully Submitted by  
Gina Queen, CAM  
Alliant Property Management, LLC**