

**STONEYBROOK AT GATEWAY MASTER
HOMEOWNERS ASSOCIATION, INC.
NOTICE OF BOARD OF DIRECTORS MEETING
June 11, 2009 @ 7:00 PM
Stoneybrook Community Clubhouse**

Present in Person: Margaret Fineberg, Sherry Bucar, Jeremy Toback, Richard Nussbaum, Joe Mikulka, Matt Davis and Kim Proudfit representing Alliant Property Management.

Present by Phone: Brett Asbury.

Call to Order/ Establish a Quorum: A quorum was established and the meeting was called to order at 7:00 pm.

- 1) **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.
- 2) **Approval of the Minutes: May 12, 2009**

Motion: Motion was made by Jeremy Toback to approve and accept May 12, 2009 Board of Director Meeting minutes as written, seconded by Joe Mikulka. **All in favor, motion passes.**

- 3) **Comments and questions from owners pertaining to agenda items only:**
 - a. **Permanent Guest List:** Why is the Board is doing this? Board stated they are flushing everything out of the system. It may be turned back on again sometime. This was done because of people whom have abused the privilege and we are trying to keep the community safe.
 - b. **Financials:** David Letham looked at financials with Brett Asbury and Alliant Property Management. There are a few issues with budget and some line items that are in question. What is Board doing about this? Are we going to have an assessment at the year end?
 - This was addressed at the Annual Meeting.
 - John Spina said we are very much on track and close to budget.**Un-mowed Lawns:** The board is sending letters to owners about mowing their lawns. Volunteers have been mowing foreclosures.
 - c. **Common Area:** Where the homes are back to back, there are planting behind houses, 1/2 of the planting belong to each property owner. They need to check their lot lines.
- 4) **Alliant Report was given by Kim Proudfit:**
 - a. I attached the Minutes and the Newsletter to the Alliant website and sent to Warren Sanford.
 - b. Ordered more parking and violation tickets. Discussed the violation procedures with Angie and the process of getting the tickets to Alliant.
 - c. Processed the packets for the May Fines & Hearing Meeting.
 - d. Called San Carlos Roofing and told them there is still a leak in the roof. They looked at this, did some additional work in an area they said might be causing the leak. There have been no leaks since.
 - e. Processed several compliance letters including Fines and Hearing notices.
 - f. Up-dated your Resolution List.
 - g. Prepared and mailed a letter to the residents regarding the Permanent Guest List.

- h. Talked to John Strohm about his contact with our local government, regarding the Comcast issue. He contacted Ray Judah by e-mail and notified him of the concerns of many of our properties. I have enclosed a copy of this e-mail with the BOD packets.
- i. I added your Rental Amendment to the Alliant Website.
- j. Your ARC form looked very sloppy and I did not like it so I retyped it.
- k. Worked with Cindy and revised your violation spreadsheet a couple of times to make it more efficient.
- l. Set up your Acu-Conference system for this meeting and future meetings so a BOD member can participate by phone.
- m. I checked to see if we can reduce your credit card payment fees. This can not be done. Alliant has tried in the past already.
- n. I researched on how Stoneybrook was to get reimbursed for the Gate House from Gateway Services District. Followed through with Angie in Accounting on the process. She will be tracking this to be sure the money is received.
- o. Had a meeting with Heather, Jennifer from Alliant and your office manager, Angie. We discussed the rental process, created check lists, and discussed the proper procedures to follow.
- p. Spoke with Margaret about Cindy's computer issues. She has been having problems with this and it is working slowly.
- q. Told Angie she needs to order her office supplies from Office Depot. It is cheaper than Corporate Express. I am checking into getting an account set up with them, so the supplies can be delivered to the office. This will keep Angie in the office more.

5) Treasurers Report was given by Brett Asbury:

- Operating Total Assets	\$456,329
- Operating Liabilities	\$113,546
- Operating Equity	\$288,341
- Reserves	\$54,441

-Brett Asbury, Margaret Fineberg and Kim Proudfit will be having a meeting with Carol Marrieta, accounting manager of Alliant Property Management.

6) Committee Reports:

a. ARC Committee report was given by Laura Morrison:

- 4 request submitted and all were approved.
- New handbooks were handed out at the last meeting to all ARC Committee Members.

b. Landscape Committee report was given by Margaret Fineberg:

- CSD working on Master Landscaping plan for Pebble Brook Blvd. Should be available for the next meeting.
- Leaping Lawns- sprinklers all have been checked and are working Now.
- Need to keep Ficus bushes below 12 feet to keep trimming cost down on Gateway Blvd. More will be looked at with the new budget.

c. Neighborhood Watch Committee report was given by Cheryl Brophy:

- Voice (retired volunteers Lee Sheriffs Dept.) will be checking our neighborhoods daily.
- They will be planning a meeting soon due to kids being out of school.
- A buzzer/bell was discussed to notify people when pool gates are left &/or propped open.
- Richard Nussbaum will be checking into the cost for this.

d. Community Affairs Committee report was given by Sherry Allan Bucar:

- There will be a meeting Tuesday at Clubhouse.
- All Gateway Presidents are invited. There will be an update on Transfer Station discussed at this meeting.
- Waste Management issue is settled. Permit now states: Must dump loads inside the building.

7) Unfinished Business:

a. ARC Manual-Updating/Posting report was given by Brett Asbury:

- Laura Morrison has agreed to up-date the ARC manual when changes are made.
- She will then send copies to the Board members, Angie and Alliant Property Management.

b. Letters to Comcast: Send non renewal letter

Motion: Motion was made by Jeremy Toback to send a letter to Comcast stating that the Association will not renew contract in 2018, seconded by Richard Nussbaum. **All in favor, motion passes.**

c. Temporary Guest Passes/Vendor Lists:

- There will be a permanent guest list after the security issues are Resolved. 1-3 day passes and 1-2 week passes can be obtained from the office if needed.

8) New Business:

a. Car Covers:

Motion: Motion was made by Richard Nussbaum not to allow car covers, seconded by Sherry Bucar. Brett Asbury and Matt Davis are opposed, **motion passes.**

Brett Asbury will update the ARC manual.

b. Mailboxes:

- Discussed the mailboxes are jointly owned by two (2) neighbors.
- Both residents must share the repair costs.
- It was discussed that the residents will be allowed to put up a single mailbox as opposed to a double.

Tabled for now.

c. Canopied Swing: The board needs to identify what the issue is and the location of the swing. Tabled for now.

d. Number of Guests:

- Discussed parking on only one side of the street. Margaret will check with Bill Knight about this.
- Will discuss in more detail next month.

e. **Fees for copies:**

- Alliant and Stoneybrook charge .25 cents a copy.
- Realtors can go to Condocerts.com.

f. **Clubhouse Activities report was given by Cindy Saccone:**

- Cindy Saccone was absent. Will be discussed at July's meeting.

g. **Bushes on Property Lines report given by Matt Davis:**

- Section 2.1 Walls Fences and Hedges of the ARC Manual.
- Several houses have hedges along property lines. The board reviewed the documents. They agreed the hedges along properties where houses are back to back are allowed, but not along the sides of the homes.

Tabled

h. **Compliance:**

- The Compliance Committee is becoming very active.
- Vehicles are being towed, tickets are being given out.
- Letters are being sent out for violations
- Unresolved violations are sent to Fines & Hearing Meeting
- 5.17 Master Documents states; "Any vehicles shall be towed at owners expense."
- Mr. Kahl towing will be sent to Fines & Hearing on Tuesday

i. **Violations: Stout's Spa**

- The spa has been there for 3 years. Mr Stout would like to landscape around it.
- Spas are not allowed except in the lanai.
- The board agreed if the Spa is removed within 30 days they will remove the fines minus the Attorney fees

j. **Tickets:**

Motion: Motion was made by Joe Mikulka for the Rover to go out 2 to 3 times a week to dispense existing tickets for parking violations, seconded by Matt Davis. **All in favor, motion passes.**

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

- a. Board Members- None
- b. Residents- None

10) **Adjournment:**

Motion: Motion was made by Margaret Fineberg to adjourn the meeting at 10:07 pm, seconded by Jeremy Toback. **All in favor, motion passes.**

Respectfully Submitted by
Kim Proudfit, CAM
Alliant Property Management, LLC