

**STONEYBROOK AT GATEWAY MASTER  
HOMEOWNERS ASSOCIATION, INC.  
NOTICE OF BOARD OF DIRECTORS MEETING  
August 13, 2009 @ 7:00 PM  
Stoneybrook Community Clubhouse**

**DRAFT MINUTES**

Approved on \_\_\_\_\_

**Present in Person:** Matt Davis, Brett Asbury, Richard Nussbaum, Joe Mikulka, Margaret Fineberg and Kim Proudfit representing Alliant Association Management.

**Present by Phone:** Sherry Bucar and Jeremy Toback

- 1) **Call to Order/ Establish a Quorum:** Quorum established and meeting called to order at 7:10 pm.
- 2) **Proof of Notice:** The Agenda was posted on the Clubhouse bulletin board, Front door and entrance signs were put out, community TV channel is not working right now.
- 3) **Approval of the Minutes:**

<p><b><u>Motion:</u></b> Motion was made by Richard Nussbaum to approve and accept with changes the July 16, 2009 minutes as written, seconded by Joe Mikulka. <b>All in favor, motion passes.</b></p>
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- 4) **Comments and questions from owners pertaining to agenda items:**
  - **Cheryl Brophy asked why there were no activities scheduled for August.**  
Not enough participation.  
Cindy is now working on September and October activities.
  - **Minutes are not on the website for members to read till after approved by the board.**  
Will be placing draft minutes on website.
  - **Derrick Kahl received a note on windshield stating magnets are not allowed on vehicles.**  
No visibility of it being a commercial vehicle when magnets are on  
Will be discussed latter in meeting.
- 5) **Alliant Report was given by Kim Proudfit**
  - a. Prepared the Minutes from your July Meeting and the Minutes from the Fines & Hearing Meeting.
  - b. I put your financials on the website.
  - c. Processed the packets for the July Fines & Hearing Meeting.
  - d. Processed over 50 compliance letters including Fines and Hearing notices and notified several homeowners/renters that we need an active and approved lease on file.
  - e. Up-dated your Resolution List.
  - f. Ordered a credit card for Angie to order office supplies and have them delivered. This will keep Angie in the office more.

- g. Researched a few bills to be sure they were accurate. Some of them needed to be corrected regarding the exercise classes.
- h. Verified you received your pool permit, scanned this and made sure it is posted.
- i. Contacted the roof contractor about a leak. They repaired 2 times and it still leaked. I then contacted H2O911. They were able to detect where the leak originated. It was not a roof problem. The water was seeping through the stucco. San Carlos Roofing painted the stucco with the proper paint to prevent this leak from happening again. I will wait for a few more rains before repairing the hallway light again and the ceiling tiles.
- j. Gave Cindy her 3 month and Angie her 6 month employee evaluations.
- k. John Spina purchased and installed a new computer for Angie. This is still a work in progress to get everything working correctly.
- l. Contacted several vendors about cleaning your air ducts in the clubhouse.
- m. Found another vendor that carves totem poles out of dead palm trees.
- n. Drove to Visions Management to get your 2007-2008 Audit and Tax paperwork.
- o. Discussed the option of forming a Welcoming Committee with your board.

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

<b>i.</b>	Operating Total Assets	\$490,934
<b>ii.</b>	Operating Liabilities	\$223,884
<b>iii.</b>	Operating Equity	\$267,048
<b>iv.</b>	Reserves	\$ 66,000
<b>v.</b>	Total Assets	\$405,507

On June 30, 2009 there were 143 foreclosures, 12 bankruptcies and 207 past due assessments.

On July 31, 2009 there were 140 foreclosures, 11 bankruptcies and 286 past due assessments.

We may be sending invoices next year as opposed to coupon books.

- o Looking into RBC Bank as opposed to Colonial Bank due to Colonial problems.
- o Will be placing a sign a gate to remind people of when October fees are due.
- o Stoneybrook is paying for the entire security bill. CSSD is slow on reimbursing. This is being rectified. Brett and Margaret will be meeting Arlene Kellman about this issue.

**7) Committee Reports:**

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

- i. The next meeting has been moved up to Tuesday August 25, 2009.

**b. Comcast Negotiation Committee report was given by Joe Mikulka :**

- i. A meeting was held with Melissa Mercer and Steve Kovacheff. We are taking a step in the right direction. 4 channels total have been removed with no replacement since the community began. During the same time the price charged is up close to 50%. They offered an introductory digital box free for the next year along with more channels. \$5.00 each year after. To get these boxes owners must contact: Roberto Lewis-Liaison, phone # (239) 200-9755 or e-mail - lewisroberto@comcast.net.

ii. Comcast Channel 95 - To replace the character generator that drives the community channel would cost about \$5,000. An alternative suggestion by Comcast was to consider an interactive website.

c. **Community Affairs report was given by Margaret Fineberg:**

i. 540 days to widen Colonial Blvd.

d. **Engineering Committee was given by Brett Asbury :**

i. Meeting with Lennar is scheduled for next week regarding the Karin's Report. We are asking them to repair more than just the sidewalk.

e. **Neighborhood Watch Committee report was given by Cheryl Brophy :**

i. Green Stone Court has (2) houses unsecured. The committee will be in contact with code enforcement and will let know of all the vacant pools. After school starts another meeting will be scheduled.

f. **Fining Committee report was given by Joe Targia:**

i. Next meeting is scheduled for August 18, 2009.

8) **Unfinished Business:**

a. **Dead Palm Tree Update** - Royal Palm tree is too soft to carve. Will cost \$250 to \$500 to remove, \$1,500 to \$2,000 to replace.

b. **Bushes on the Property Line** - The Green Stone Court home, bushes were previously approved. Letters were in the file from the neighbors approving the bushes. Are the documents to be interpreted to say no hedges along property line? Board undecided. Compliance Committee will look into this.

9) **New Business:**

a. **Board/Employee Interaction:**

Some Board members are allowing residents to do things that Stoneybrook Rules and Regulations and By-laws do not allow. This happens after the office staff has told them they cannot do something. Margaret Fineberg asked that all Board members please abide by the rules and documents along with supporting and not embarrassing the office staff.

b. **Resolution Format:**

Brett Asbury would like a more formal approach to adopt resolutions. A form was presented to the Board for this purpose. The Board will look this over, discuss and vote on at the next meeting.

c. **Magnets on Vehicles:**

Discussed with the Association Attorney. She said if it doesn't fit in the garage it does not solve the commercial vehicle issue. Magnets were voted on as a previous resolution. The Board Discussed changing or clarifying this.

**Motion:** Motion was made by Jeremy Toback to allow commercial vehicles if it can fit in the owners garage and allow same color magnet to cover the commercial lettering if it is approved by the Compliance Committee seconded by Brett Asbury. **In favor:** Brett Asbury, Richard Nussbaum, Joe Mikulka, Jeremy Toback, Matt Davis and Sherry Bucar. **Opposed:** Margaret Fineberg. **Motion passes.**

- Brett Asbury, Richard Nussbaum, Joe Mikulka and Matt Davis remembered that the Attorney stated, "If magnets cover the lettering, are

the same color as the vehicle and the vehicle can fit in the garage, then commercial vehicle can be allowed.”

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

- a. Tax question – are we increased another \$200 in HOA dues? HOA dues have been reduced because GSCDD is taking over and is taking care of many of the items Stoneybrook was previously taking care of.
- b. Some of the Ficus bushes were not trimmed correctly. Matt Davis will be calling the landscaping company to resolve this.
- c. 9778 Bluestone house was painted dark brown. This was approved by the ARC committee and is on the color pallet which is located in the Stoneybrook office.

**11) Adjournment:**

**Motion:** Motion was made by Jeremy Toback to adjourn the meeting at 9:03 pm, seconded by Joe Mikulka. **All in favor, motion passes.**