

**STONEYBROOK AT GATEWAY MASTER
HOMEOWNERS ASSOCIATION, INC.
NOTICE OF BOARD OF DIRECTORS MEETING
September 10, 2009 @ 7:00 PM
Stoneybrook Community Clubhouse**

DRAFT MINUTES

Approved on _____

Present in person: Richard Nussbaum, Matt Davis, Margaret Fineberg, Jeremy Toback and Kim Proudfit from Alliant Property Management.

Present by phone: Brett Asbury

- 1) **Call To Order/ Establish a Quorum:** A quorum was established and the meeting was called to order at 7:10 pm
- 2) **Proof of Notice:** The notice was posted at the exit and entrances, the website, the front door and the bulletin board.
- 3) **Approval of the Minutes:**

<p><u>Motion:</u> Motion was made by Jeremy Toback to approve and accept the August 13, 2009 minutes as written, seconded by Richard Nussbaum. All in favor, motion</p>

- 4) **Comments and questions from owners pertaining to agenda items only:** None

5) **Alliant Report**

Kim Proudfit

- a. Prepared the Minutes from your August Meeting.
- b. I put your financials on the website.
- c. Processed the packets for the August Fines & Hearing Meeting.
- d. Implemented the fines imposed at the Fines & Hearing Meeting.
- e. Processed several compliance letters including Fines and Hearing notices and notified several homeowners/renters that we need an active and approved lease on file.
- f. Contacted several vendors about cleaning your air ducts in the clubhouse.
- g. Sent a letter to Lennar regarding the contractors walking through yards and parking in violation of the Stoneybrook rules.
- h. Sent a letter to Goodwill Life Academy regarding the broken gate arm. Original letter was sent to Lee County Public Education Center. It was not their bus. They had given us the wrong address to send the bill to.
- i. Notified Jennifer at Alliant that all new homeowner application fees should now be going to the Master and not the Estates account.
- j. Notified Margaret that Justin Gagnon will give a presentation in your community about lowering your property taxes. Hulk Hogan will appear at this meeting to meet and sign autographs.
- k. Contacted several vendors to get Air Duct cleaning bids and Air Conditioner Maintenance Bids.

- l. Made several phone calls to Alex at Commercial Pool and fought with him to get a proposal to fix the issues the Department of Health had with your pool.
- m. He would not give me the quote to fix the repairs required by the Department of Health only. He was adding on other repairs for the spa that could be addressed at another time when we could get other quotes from other companies.
- n. Contacted 3 vendors to get bids for pool maintenance and to repair the spa.

6) Treasurers Report

Brett Asbury

i. Operating Total Assets	\$405,477.62
ii. Operating Liabilities	\$131,320.48
iii. Operating Equity	\$274,157.14
iv. Reserves	\$66,129.01

- a. Brett did not meet with Alliant as planned to make the changes discussed last month on the financials.
- b. Matt was happy to see the Vending Machine on the income report but did not see any expenses for the Vending Machine.

7) Committee Reports

a. ARC Committee

Laura Morrison

- 12548 Stone Valley Loop – Hurricane Shutters – Approved
- 12580 Stone Tower Loop – Extend Patio – Denied
- 12370 Rock Ridge – Paint ext. gutters and new door – Approved
- 12669 Stone Tower Loop – Stain and Stamp Driveway – Approved

- i. ARC Committee is recommending the board approve Play sets. It is the recommendation from the ARC that the Master Board adopt definitive guidelines regarding the use of wooden play sets for residential use.
12370 Rock Ridge painted his window trim brown and this was not approved. The board discussed this and has no problem with the brown if the inside of this is also painted and the ARC Committee approves.

b. Comcast Negotiation Committee

Joe Mikulka

- i. There will be a meeting next week.

c. Community Affairs

Margaret Fineberg

- i. Ground Breaking Ceremony for the Colonial Boulevard Six Laning Project will be on Wednesday, September 16, 2009 at 2:00 pm, 500 yards to the East of Colonial Boulevard and Treeline Avenue Intersection.

d. Engineering Committee

Brett Asbury

- i. GSCDD will be meeting soon with JB Schuetz, Jhanna Tucker, and Toby Purse. This is the first introductory meeting.

e. GSCDD/Stoneybrook Committee

Brett Asbury

- i. There are areas within the community which sod and plants will be replaced within the next 2-3 weeks.

f. Neighborhood Watch Committee

Cheryl Brophy

- i. Nothing to report

g. Fining Committee

Joe Targia

- i. Nothing to report

Margaret thanked Chris Hildebrand for cleaning the carpets in the clubhouse and doing a great job. She also thanked JB Schuetz for the time and hard work he has done in the community.

8) Unfinished Business

a. Resolution Format

Brett Asbury

Motion: A motion was made by Brett Asbury to use the Resolution Format sheet, attached, for all future resolutions proposed, seconded by Matt Davis. **All in favor, motion passes.**

9) New Business

- a. **Fafco Solar** – Jeremy Toback presented the board with a bid from Fafco Solar regarding solar panels to heat the pool. Brett Asbury has contacted a company who would replace the gas pumps with heat pumps. This will be discussed more at a later date.
- b. Matt Davis would like to get rid of the orange cones.
 1. An extension (light weight) could be added to the gate arms
 2. Metal bolts could be replaced with plastic. This will break the bolt instead of the arm when the gate is hit. Less costly to repair.
- c. Matt will look into this and bring more information to the board at a later date. Matt also suggested making the parking lot one way traffic for safety reasons. He will look into prices for signs and painting arrows.
- d. Matt will keep in touch with Cindy Saccone regarding the Street Challenge.
- e. October 24th is the Garage Sale.

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

- a. Janice Burch has Sable Palms and they have a fungus. She is removing these. This fungus is very contagious and airborne. Pictures will be put on the Stoneybrook Website for homeowners to see what the fungus looks like.
- b. Blue Stone – Play signs / slow kids playing was discussed.
- c. Skateboard ramps were discussed.

Budget Committee Meeting is scheduled next week.

4th Quarter dues sign will be put out by the gates around the 20th of the month.

Statements will be mailed in the future instead of coupon books.

Stoneybrook at Gateway will be sticking with BB&T bank. They took over for Colonial Bank.

11) Adjournment

Motion: Motion was made by Richard Nussbaum to adjourn the meeting at 8:04 pm, seconded by Brett Asbury. **All in favor, motion passes.**

**STONEYBROOK AT GATEWAY
BOARD OF DIRECTORS**

Agenda Item #

PROPOSED BY: _____

SECONDED BY: _____

DATE SUBMITTED TO THE BOARD:

COVENANT AFFECTED: Section _____ of the Master Declaration

PURPOSE: Allows homeowners/Board to.

EXPLANATION/BACKGROUND:

FUNDING: No funding necessary

DISCUSSED WITH TREASURER:

YES NO

FUNDING COMING FROM BUDGET ACCOUNT:

YES NO

WHICH ACCOUNT:

COMMITTEE: (Was this recommended by a committee)

YES NO

BIDS ATTACHED:

YES NO

DISCUSSION/NOTES: