

**STONEYBROOK AT GATEWAY MASTER
HOMEOWNERS ASSOCIATION, INC.
Minutes of the Board of Director Meeting
January 14, 2010 @ 7:00 PM
Stoneybrook Community Clubhouse**

APPROVED

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

- 1) Call To Order/ Establish a Quorum: at 7:00 pm. A quorum was established
- 2) Proof of Notice: Notice was posted on bulletin board, front clubhouse door, website and signs at entrance
- 3) Approval of the Minutes:

Motion: Motion was made by Sherry Bucar to approve and accept the December 10, 2009 Board Meeting minutes with following changes, boot camp \$5.00 per class per person for a total of \$90.00 per person, proxy update should read was thought to have 245. Seconded by Joe Mikulka. **All in favor, motion passes.**

- 4) Management Report:
Gina Queen stated that the staff was working hard to bring the community together with Special Events. "Christmas pictures with Santa" was a huge success thanks to Joe and Linda Targia. Gina also reported that owners will be noticing many changes in the office such as all rentals will now be processed onsite. Possibly new staff and extended hours.
- 5) Comments and questions from owners pertaining to agenda items only:
None.

- 6) Treasures Report: Brett Asbury
Brett Ashbury was not present no report given.

- 7) Committee Reports
a. ARC Committee: Laura Morrison
**Architectural Review Committee Meeting Minutes
January 21, 2010**

Call To Order-7:00 pm
Attendance: Laura Morrison, Lynn Lewis, Arline Keleman and Cheri Hilenski
Guests: Margaret Fineberg and Arthur Whitman
Proof of Notice by Cable TV and posted on door of clubhouse and bulletin board.

Approval of Minutes: December 13, 2009 Motion to accept with corrections by Arline. Seconded by Cheri.

New Business:

- 1.) Wickman-9512 Blue Stone Cr. Owner requesting to place a white screen door over existing garage.
 - a. Viewed submitted plan and photos
 - b. Vote-all in favor
- 2.) Manno-9765 Blue Stone Cr. Owner requesting to install patio paver slab to rear exterior of home.
 - a. Viewed submitted plan and photos
 - b. Vote-all in favor
- 3.) Playford-9779 Blue Stone Cr. Owner requesting permission to keep a wooden playset that was a Christmas gift and already installed on the side lot of the said property.
 - a. Viewed submitted photos
 - b. Homeowner supposedly unaware of specifications for such structure
 - c. ARC notified that owner not in good standing with Alliant per past due fees
 - d. Vote-ARC cannot approve request at this time due to above said issue with Alliant
 - e. Homeowner notified to contact Alliant regarding past due fees
- 4.) Morrison-12466 Muddy Creek Ln. Owner requesting to paint exterior of home after power washing is complete at the end of the week.
 - a. Viewed submitted sample colors
 - b. Trim and doors would be darker than the rest of the home, yet still maintaining a monochromatic color scheme.
 - c. Vote-all in favor
- 5.) Ryan-12677 Stone Tower Loop. Owner requesting approval for a tree that was already planted to replace an existing tree that had died. Also requesting to completely remodel existing flower beds and add curbing.
 - a. Viewed submitted plans
 - b. Upon viewing said plans-the ARC committee is requesting more information regarding the placement of a 24" column in the flower bed. After discussion it was decided to postpone a vote due to the fact that more information was needed to determine exactly what this column is and to be sure that it does not exceed the maximum height for said structure per HOA guidelines.
 - c. Vote-ARC could not vote on this request at this time pending request for further information.
- 6.) Hanoman-12470 Pebble Stone Ct. Owner requesting permission to keep landscape block walls and landscape items which have already been installed.
 - a. After discussion regarding the HOA guidelines for the height of a retaining wall, the homeowner must take existing wall down to a 2-tiered height.
 - b. Vote-ARC denied approval as submitted.
 - c. The homeowner can appeal to the ARC, then must be referred to the Master Board.
- 7.) Hedden-12464 Pebble Stone Ct. Owner requesting to replace a dead palm tree and an Oak tree that is leaning.
 - a. Viewed attached photos of trees
 - b. Vote-ARC denied approval due to the need for more information regarding the exact type of tree that will be planted to replace the dead tree and leaning tree.

- c. However, the ARC did agree that the dead tree does need to be removed.
- 8.) Merz-12686 Ivory Stone Loop. Owner requesting multiple landscape changes.
 - a. Viewed submitted plans
 - b. Voted-all in favor
- 9.) Whitman-12895 Ivory Stone Loop. Owner requesting to stain driveway, placement of concrete curbing for landscape beds and to paint the exterior of home. Also requesting to replace two palm trees in the front of the home, add foxtail palms to the side of the home and add small plants around transformer box, keeping front clear.
 - a. Owner present as a guest to show photos and plans for above mentioned changes.
 - b. Colors for exterior of home are within the approved colors for Stoneybrook
 - c. Vote-all in favor
- 10.) Roth-12506 Ivory Stone Loop. Owner requesting to add shrubs around rear of property prior to a lanai installation in the future.
 - a. After discussion it was decided to deny the request and notify the homeowner that after completion of lanai, that they can resubmit the request for ARC review.
 - b. Vote-denied approval

Announcements- ARC Board member, Arline Kliman is requesting a replacement for her position on the board after 5 years of service. Margaret asked her to stay on until a suitable Villas resident could be found to take over for her.

Next Meeting: February 18, 2010 at 7:00 pm at the SBG clubhouse

Adjourn-8:00 pm

b. Clubhouse Committee:

Matt Davis

There has been a great turn out for Softball approx. 45 have signed up. There are four teams for six weeks that play on Sunday afternoons. More information can be found on our website.

Matt also stated that the Clubhouse roof was in need of pressure cleaning. There was a brief discussion.

<p>MOTION: Motion was made by Richard Nussbaum to have the Clubhouse roof pressure cleaned, seconded by Joe Mikulka. All in favor, motion passed.</p>

c. Compliance Committee:

Joe Allington

Joe stated that many compliance tickets had been written but Alliant reported that they had received none since October 2009. With much frustration Joe stated that he will go back to the original process of emailing Gina a spread sheet comprised of violations, Gina will then send out the appropriate letters, update spread sheet and return to Joe with dates for recheck. Joe also stated that the Compliance Committee will be writing violations on roofs that need cleaning.

d. Fining & Hearing Committee:

No report at this time.

e. GSCDD Committee: No report at this time.

8) Unfinished Business:

a. Clubhouse Parking Lot Matt Davis

Matt is working with John and Jesse with Gateway Services on the restriping. He is also looking for a bulletin board sign for the gate.

b. **Capital Contribution:**

There was a lengthy discussion. No motion made at this time.

c. **Proxy Update:**

Gina Queen

Gina reported that we are still short 76 proxies, blank proxies have been placed in the office and every owner entering is being asked if they have turned theirs in. Gina will give the Board lists broken down by street of owners that have not turned in a proxy.

9) New Business:

a. Resignation of Secretary: Jeremy Toback

Jeremy stated that with much regret he must resign due to being transferred to another city. The Board of Directors and owners thanked Jeremy for all his work for the Board and Community.

b. Appointment of Board Secretary:

MOTION: Motion was made by Sherry Bucar to appoint Joe Mikulka as Board Secretary, after a brief discussion, seconded by Richard Nussbaum. **All in favor, motion passes.**

c. Discussion of Board Replacement:

There was a lengthy discussion regarding a replacement and was tabled until next meeting so more candidates can come forward.

d. Heating the Pool:

Joe Mikulka

Joe reported that the pool was heated for the Christmas break, there was a lengthy discussion regarding expense and use of the pool.

MOTION: Motion was made by Richard Nussbaum to heat the pool on weekends and if daytime temperature falls below 65 degrees, seconded by Joe Mikulka. **All in favor, motion passes.**

e. Scoop/Website:

There was a lengthy discussion.

MOTION: Motion was made by Matt Davis to go back to mailing out the scoop beginning in March to the Stoneybrook addresses, seconded by Sherry Bucar. **All in favor, motion passes.**

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

There was a lengthy discussion regarding police department telling children they had to be off the street because of curfew. Owner asked if this was something that the Board had arranged. Margaret Fineberg stated that the Board had nothing to do with it and had no knowledge of a curfew.

Cheryl Brophy stated that she would like for the Clubhouse to have events for the teens. Margaret Fineberg asked for ideas.

Cheryl Brophy was asked to provide Community Watch information for the Scoop and website.

Lucy Senior gave a report on a Charity Fundraiser for the Lee Memorial Oncology at Gateway Greens on March 20th from 5:30-9:30pm.

Owners asked that the Board reconsider permanent guest list.

11) Adjournment: at 9:18 pm

Respectfully Submitted By
Gina Queen, CAM