

**STONEYBROOK AT GATEWAY MASTER HOMEOWNERS ASSOCIATION, INC.**  
**Minutes of the Board of Director Meeting**  
**November 12, 2009 @ 7:00 PM**  
**Stoneybrook Community Clubhouse**

Present in Person: Joe Mikulka, Sherry Bucar, Richard Nussbaum, Margaret Fineberg, Jeremy Toback, Brett Asbury, John Strohm and Cheryl Sczesny representing Alliant Property Management

Not Present: Matt Davis

- 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 and signs at entrance
- 3) Approval of the Minutes:

**Motion:** Motion was made by Richard Nussbaum to approve and accept the October 8, 2009 Board Meeting minutes as written, seconded by Sherry Bucar. **All in favor, motion passes.**

- 4) Alliant Report: Given by Cheryl Sczesny

- a. Prepared the Minutes from your October 8, 2009 Board Meeting
- b. Mailed out approval ARC letters to homeowners: 9 for Sept and 7 for Oct.
- c. Attended two Budget Workshop Meetings and prepared summary of your October 21 & 27 2009 Budget Workshop Meeting
- d. November 2<sup>nd</sup> mailed 13 letters out to homeowners with late fees of \$25.00 requesting payment by November 24 to erase interest charges
- e. Spoke with several residents regarding their tickets and compliance letters received
- f. Requested vendor bids on preventive maintenance for pest control from Bug Free & Bugs r Us
- g. Requested ADT current contract
- h. Preparation of the Special Membership Meeting/2010 Budget Approval Meeting member notification mailing
- i. Working on securing Fitness Center bids for equipment repair and preventive maintenance
- j. Meet with Compliance and Fining Committee chair persons
- k. Attended November Compliance Committee Meeting
- l. Sent out violation letter for October and fining letters in accordance with November fining committee meeting

- 5) Comments and questions from owners pertaining to agenda items only  
-Daniel Fineberg indicated that raising the capital contribution presented on the agenda is not a good idea. Presents a burden on new home purchasers

6) Treasurers Report: Given by Brett Asbury

i. Operating Total Assets	\$532,163.26
ii. Operating Liabilities	\$224,158.08
iii. Operating Equity	\$610,276.51
iv. Reserves	\$ 78,113.25

- a. Adoption of the 2010 proposed budget
  - i) Board agreed to approve and accept the budget as proposed
  - ii) Monthly assessment amount of \$387.00 per month

**Motion:** Motion was made by Brett Asbury to adopt the 2010 Budget as proposed in the amount of \$387.00 assessment fees per quarter per property, seconded by Sherry Bucar. **All in favor, motion passes.**

7) Committee Reports:

- a. ARC Committee:
  - i) John Strohm read the ARC Committee report in lieu of Laura Morrison absence
  - ii) 7 request were submitted and approved.

The ARC committee met on October 22, 2009 to discuss 7 homeowner requests that were pending approval. We also had three guests in attendance – SB Assoc. Pres. Margaret Fineberg and two homeowners who wished to discuss their pending request.

The following items were discussed and voted upon:

1. 12435 Pebble Stone Ct. – new pool addition and changes to lanai and landscape. The committee discussed these proposed changes with the homeowners as they were present at the meeting. The homeowners submitted detailed plans and these were looked over and discussed by all. The ARC voted to approve these changes and to notify the homeowner that copies of all permits must be on file at the clubhouse.
2. 9796 Blue Stone Circle – Homeowner requests pavers for front entrance area, to add guttering to front entrance area and to screen in the covered area. Homeowner is requesting changes to improve residence and also to help maintain a cleaner entrance as mud gathers in this area. The ARC voted to approves these changes.
3. 12370 Rock Ridge Lane – homeowner requests permission to install small closed circuit security cameras to front and rear corners of home. The ARC voted to approve this request.
4. 12880 Stone Tower Loop – new pool construction, new lanai cage with pavers. The ARC voted to approve these changes and to notify the homeowner that copies of all permits must be on file with the clubhouse and that resident must also repair any landscape damages to adjacent property that are incurred during construction as the properties in question are very close.
5. 12853 Ivory Stone Loop – homeowner requests permission to replace dead palm tree with a new palm specimen. The ARC voted to approve this request.

6. 12450 Pebble Stone Ct. – homeowner requests permission to install gutters, screen in front porch area and make some landscaping changes. The ARC voted to approve these changes.
7. 12458 Pebble Stone Ct. – Requests to install accordion shutters to second story windows. After ARC review it was found that the original request from the homeowner was misplaced after the homeowner faxed the request and work order to Alliant Property Management. The request was located well after the ARC September meeting and had to be held until the October meeting. At this point the homeowner had already installed the new shutters. The ARC voted to approve the request even though it was a moot point by October 22<sup>nd</sup>. All documentation is on file.

After the ARC finished discussing requests Margaret Fineberg came before us to discuss new mailbox option and new address signage options. After some basic discussion of uniformity it was decided that Margaret would gather some samples for us to review as a body at our next meeting on November 19<sup>th</sup>. To that point, the next ARC Meeting is scheduled for November 19,2009 at the clubhouse library.

b. **Compliance Committee:** Report given by Joe Allington

- i) Procedures have changed on ticket violations
- ii) John Strohm has stream lined the procedure to work more efftely
- iii) John Strohm will handle homeowner to homeowner complaints
- iv) Estimated that 20 lawns are not being mowed

c. **Neighborhood Watch:** Report given by Cheryl Brophy

- i) Noticed several garage doors left open which presents an avenue for theft
- ii) Volunteers needed. Looking for people to check out empty abandoned homes
- iii) Check to see if secure, pool cages locked.
- iv) Used to have Street Captions. 13 Streets
- v) Would hope to get people interested again

d. **Fining Committee:** No meeting this month

e. **GSD/Stoneybrook Advisory Committee:** Report given by Hanna Tucker

- i) Working on revised post order procedures
- ii) Re sod and more landscaping to be done
- iii) Cracked side walks/storm drains to be repaired
- iv) Will handle decorations

f. **Comcast Contract:** Report by Joe Mikulka

- i) Working on a different proposal
- ii) Community to make decision on how aggressive to get
- iii) Create an escrow account. Stop paying until the issue is resolved
- iv) Maybe go public and use the media to help get attention and support from other communities having the same problem

**8) Unfinished Business:** None at this time, will address at next meeting in December

9) New Business

a. Raise fee for Capital Contribution

- i) Raise from \$1,000 to \$1,500
- ii) Developer established \$750. Raised to \$1,000 in May 2009
- iii) John Strohm will check the Florida Statutes
  - Tabled to the next Board meeting in December

b. Delivery of Scoop- Tabled to the next Board meeting in December

c. Air Condition Repair: Report given by Joe Mikulka

- i) Unable to locate any plans available to show what exist within the A/C system
- ii) Joe Mikulka was impressed with the performance of FHSI Mechanical
- iii) Fair and reasonable cost to repair
- iv) Recommends signing annual maintenance contract with FHSI Mechanical

**Motion:** Motion was made by Joe Mikulka to go forward with an annual maintenance service contract with FHSI Mechanical, seconded by Jeremy Toback . **All in favor, motion passes.**

d. Security Access:

- i) Jeremy Toback talked about community security access
- ii) Invalidate existing cards and issue new street by street
- iii) Implement ID cards with date/name
- iv) Start in January 2010
- v) Board discussion on security. Believe security does a good job. Would like to consider set hours for contractor entry.
- vi) Board agrees on the hours for contractor entry should be limited to; Monday-Friday: 7:00 a.m. to 6:00 p.m. Saturday: 8:00 am to 12:00 p.m. and no Sundays

**Motion:** Motion was made by Jeremy Toback to limit contractor entry hours into community as follows; Monday-Friday: 7:00 a.m.- Saturday: 8:00 a.m. to 12:00 p.m. and no entry allowed on Sundays, seconded by Joe Mikulka. **All in favor, motion passes.**

10) Comments and questions from owners pertaining to non-agenda items only: None

11) Adjournment: at 8:10 pm

**Motion:** Motion was made by Richard Nussbaum to adjourn the October 8, 2009 Board of Director Meeting at 8:58 pm, seconded by Sherry Bucar. **All in favor, motion passes.**

Respectfully submitted,  
Cheryl Sczesny, CAM  
Alliant Property Management