

**STONEYBROOK AT GATEWAY MASTER
HOMEOWNERS ASSOCIATION, INC.
Minutes of the Board of Director Meeting
December 10, 2009 @ 7:00 PM
Stoneybrook Community Clubhouse**

Approved 1-14-10

Present in Person: Joe Mikulka, Sherry Bucar, Matt Davis, Richard Nussbaum, Margaret Fineberg, Jeremy Toback and Brett Asbury via speaker phone 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 Jeremy Toback to approve and accept the November 12, 2009 Board Meeting minutes as written, seconded by Richard Nussbaum. **All in favor, motion passes.**

- 4) Alliant Report: Gina Queen
 - a. **Prepared the Minutes from your November Meeting.**
 - b. **Processed the packets for the November Fines & Hearing Meeting.**
 - c. **Processed several compliance letters including Fines and Hearing notices and notified several homeowners/renters that we need an active and approved lease on file.**
 - d. **Spoke with several residents regarding their tickets and letters they received.**
 - e. **Contacted Dart Services to repair your spa.**
 - f. **Spoke to several residents regarding transponders not working.**
 - g. **Discussed and implemented new rental processing procedures with Angie.**
 - h. **Obtained 2 proposals for camera and intercom for front door of clubhouse.**
 - i. **Worked with Angie regarding Community TV Channel information.**
 - j. **Spoke to accounting regarding items needed by BOD in a timely manner.**
- 5) Comments and questions from owners pertaining to agenda items only:
Owner stated concerns on raising Capital Contribution, there was a lengthy discussion.
- 6) Treasures Report: Brett Asbury
 - i. Operating Total Assets \$ 532,163.26
 - ii. Operating Liabilities \$ 224,158.08
 - iii. Operating Equity \$ 308,005.18
 - iv. Reserves \$ 78,113.25

7) Committee Reports

a. ARC Committee: Laura Morrison Reported

- i) Committee met on November 19, 2009.
- ii) 8 request were submitted
- iii) There was a lengthy discussion regarding Children at Play signs placed at end of driveway, to be brought in each evening. Resolution was tabled.

b. Clubhouse Committee: Report given by Richard Nussbaum

- i) Boot camp class will begin in January for 6 weeks, \$5.00 per person per class, \$90.00 total. See Cindy for sign-up and more information.
- ii) The Street Challenge was a huge success, Blue Stone was our winner.
- iii) Now taking sign-ups for softball, more information can be found on our website. Payment is due at the time of sign-up.

c. Community Affairs: Report given by Margaret Fineberg

- i) Margaret reported that the widening of Colonial and 82 will just go to city limit sign.

d. Compliance Committee: No report at this time.

- i) Margaret Fineberg and Gina Queen to work with Mr. Allington to streamline.
- ii) Children that vandalized clubhouse received community service.
- iii) Golf cart sign in and will be put up. NO GOLF CARTS ALLOWED

e. Fining Committee: Report given by Joe Targia

- i) There will be no meeting in December

g. GSCDD Committee: Report given by Brett Asbury

- i) There was a brief discussion regarding landscaping and Gateway Services.
- ii) Brett reported that trees that were diseased were removed and the county has asked that we do not replace.
- iii) Brett Asbury reported that Gateway Services has placed all the Christmas decorations that they will Provide.

8) Unfinished Business

f. Clubhouse Parking Lot: Report given by Matt Davis

- i) Matt Davis is working with John and Jesse with Gateway Services on the restriping. Hope to have bids by next meeting.
- ii) Tennis Court light bulbs are being replaced. Arms have been extended on entrance gates.

b. **Capital Contribution:** There was a lengthy discussion; Sherry Bucar reported that it has not been raised in three years. Brett Ashbury stated that he would like to know what other communities are charging therefore tabled until next meeting.

- c. **Delivery of Scoop:** Matt Davis reported that he emailed out from Clubhouse and had been mailed out previously. The Board asks that Gina Queen work with office staff on communications.
- d. **Entrance Gate Extension:** Report given by Matt Davis
 - i) Matt Davis informed Board that he is working with the Gate Company
 - ii) Looking to eliminate the orange cones
- e. **Clubhouse Parking Lot:** Report given by Matt Davis
 - i) Matt Davis contacted a few companies that do parking lot painting
 - ii) If do not hear from by the end of next week will contact others through phone book

9.) New Business:

a. **Set Meeting Dates:**

MOTION: Motion was made by Margaret Fineberg to set **Annual Meeting date for April 1, 2010 at 7:00pm and Board of Directors Meeting April 8, 2010 at 7:00pm**, seconded by Joe Milulka. **All in favor, motion passes.**

b. **Proxy Update:** We need 233 to have a quorum of the membership it is believed to have 245, Gina Queen will confirm. **All owners must return their proxies as soon as possible.**

c. **SR82 and Gateway Blvd Berms:**

Joe Mikulka reported that the typical water bill for watering landscaping, grass etc. is \$1,000.00; we received a \$3,000.00 due to our meter size. Possible solution is to quit claim berm to Gateway Services. This was tabled to another meeting so more information may be obtained.

d. **Use of Estate Funds to cleanup lots:**

There was a lengthy discussion regarding approximately \$25,000.0 left in the fund. One use would be to use to clean up 20 lots not currently being cared for. This discussion was tabled until more information can be obtained.

e. **Comcast Contract:**

There was a lengthy discussion regarding Comcast Contract, Board of Directors will discuss with Attorney. This was tabled until more information can be gathered.

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

There was a discussion regarding gate openers, owner stated that he and others are having problems and believed that it is a problem with the gate. There was a brief discussion. Joe Mikulka stated that it could be due to the tinting on the windshields.

Owner at 12470 Pebble Stone Ct. apologized to the Board for beginning work prior to making application to ARC, owner stated that he would do whatever he had to do to make right.

11) Adjournment: at 9:21pm

Motion: Motion was made by Margaret Fineberg to adjourn the December 10, 2009 Board of Director Meeting at 9:21 pm, seconded by Sherry Bucar. **All in favor, motion passes.**