

**STONEYBROOK AT GATEWAY MASTER
HOMEOWNERS ASSOCIATION, INC.**

c/o Alliant Property Management, LLC
6719 Winkler Rd. #200, Ft. Myers, FL 33919
Alliant: Office 239-454-1101 Fax 239-454-1147
Stoneybrook: Office 239-561-0578 Fax 239-561-1568

**ANNUAL MEMBERSHIP MEETING MINUTES
(Unapproved)**

Monday, March 30th at 7:00 PM

At the Stoneybrook at Gateway Clubhouse, Fort Myers, FL 33913

Present: Sherry Allan Bucar, Scott Algeo, Richard Nussbaum, Margaret Fineberg, Gene Becker and Kim Proudfit, John Strohm and John Spina representing Alliant Property Management.

Absent: Matt Davis, Chris Pacitto

1) Call To Order / Establish a Quorum / Certify Proxy

We need 30% or 234 proxies &/or members attending to call the meeting to order. We have a count of 296, therefore the meeting is called to order at 7:16 p.m. and a quorum is established.

2) Proof of Notice: Proof of notice was mailed to the homeowners on January 26th and March 4th 2009. An affidavit is on file at Alliant Property Management. The meeting was also posted at the Clubhouse and Guard House and on Channel 95

3) Approval of the Minutes:

- a. **April 3, 2008 Annual Meeting:** There was no quorum for the 2008 Annual Meeting, therefore only notes were typed up to view.

Motion: Motion was made by Richard Nussbaum to approve and accept the notes as written from April 3, 2008 Annual Meeting, seconded by Margaret Fineberg. **All in favor, motion passes.**

4) Treasurer's Report as of December 31, 2008 was given by Margaret Fineberg

Year End - 2008

i. Operating Total Assets	\$245,000
ii. Operating Liabilities	\$ 37,000
iii. Operating Equity	\$207,000
iv. Reserves	\$29,000
v. Cash Operating	\$24,000 before 1 st quarter dues were paid.

Year to Date 2009 – February 28, 2009

i.	Operating Total Assets	\$336,000
ii.	Operating Liabilities	\$102,000
iii.	Operating Equity	\$233,000
iv.	Reserves	\$41,000
v.	Cash Operating	\$118,000

1. December 31, 2008 – As of today Accounts Receivable went up to \$94,000.
2. Eliminated Estates Home Owner Association and merged with the Master.
3. First quarter credit of \$90.00 has been paid back to Estates Home Owners who had their Estate account paid in full.
4. \$328,500 is in collections at the end of 2008, mostly in foreclosures.
 - Alliant Property Management collected \$45,000 in first quarter.
 - Alliant Property Management already collected \$83,000 in second quarter.

b. Master Board Financial Audit

- Board of Directors voted to do a Financial Audit with Wallace Sizeloft for 2007 & 2008 financial years.
- There are 104 households in foreclosure.

5) Board of Directors Officers Report:

Transition of Services to GSCDD Update

a. Contracts

1. Security, maintenance of sidewalks, irrigation, roads, lakes and landscaping will now be taken care of by GSCDD.
2. There was a reduction from \$463 to \$387 of quarterly dues due to \$182,000 being removed from the 2009 budget.
3. GSCDD will have to pay \$50,000 to \$75,000 of HOA money to bring up quality of landscaping. Landscaping Committee will be overseeing the landscape upgrades.
4. Within six (6) months you should see an improvement in common areas with mulch and plants.
5. 163 homes are delinquent in HOA dues, 104 of these homes are in foreclosure
6. \$3,000.00 for six (6) months Administrative fee – personal service

6) Election/Appointment of Directors:

- a. There were 4 vacancies on the board, the results of the election count is listed below:

182 Brett Asbury

163 David Lethem

46 Rick Critcher

219 Joseph Mikulka

235 Margaret Fineberg

215 Jeremy Toback

7) Amendment 5.25 Results of Membership Vote

We needed 198 votes to pass the rental amendment change. We received 241 votes in favor of the amendment, therefore the amendment change passes.

8) Unfinished Business:

None

9) New Business

a. Basketball Court:

- Repairs need to be made to the basketball court. There are two (2) rims broke.
- Last year \$8,000.00 was spent due to vandalism.
- Richard Nussbaum will look into costs of repairs.

10) Membership Questions & Comments (3 minute allowance per owner)

- A member thanked the Board of Directors for all their time.

a. Pool

- Spent \$19,000.00 with Balgas December 2008 and this year on motor and pump on the Kiddie Pool. Three (3) controller boards and pump on pool were repaired/replaced.
- Ivan has been monitoring pool which saves 10-20% by turning off the heat during the week.
- Have not heard any complaints about the cleaning.

b. Security Contract

- Issues with GSCDD and signing of contract.
- Board of Directors has the right to make the final decision.

c. 104 homes in are in foreclosure

- Should we be calling Lee County to have the lawns mowed.
- We can call the Banks and have them deal with their issues of lawn care.

11) Annual Meeting Adjournment:

Motion: Motion was made by Bob Tuffy to adjourn the meeting at 8:15 pm, seconded by Roy Kempf. **All in favor, motion passes.**