

**STONEYBROOK AT GATEWAY MASTER
HOMEOWNERS ASSOCIATION, INC.
NOTICE OF BOARD OF DIRECTORS MEETING
April 14, 2009 @ 7:00 PM
Stoneybrook Community Clubhouse**

MINUTES

Present: Joe Mikulka, Brett Asbury, Richard Nussbaum, Sherry Allan Bucar, Jeremy Toback, Margaret Fineberg and Kim Proudfit from Alliant Property Management

Absent: Matt Davis

- 1) Call to Order/ Establish a Quorum:** A quorum was established and the meeting was called to order at 7:04 pm.
- 2) Proof of Notice:** Posted on bulletin board at Clubhouse, channel 95 and on the community website.
- 3) Approval of the Minutes:**

Motion: Motion was made by Jeremy Toback to approve and accept the minutes as written from March 3, 2009, seconded by Joe Mikulka. **All in favor, motion passes.**

Motion: Motion was made by Richard Nussbaum to approve and accept the minutes as written from March 10, 2009, seconded by Jeremy Toback. **All in favor, motion passes.**

4) Comments and questions from owners pertaining to agenda items only:

- Do gate guards and rovers have written instructions that they carry with them and are they available to homeowners
Jeremy Toback and Joe Mikulka will put together some guidelines that will be available to homeowners

- a. Rules: Picture ID's must be enforced by rover and office manager. "No food or drinks"
- b. Board of Directors meeting should be limited to 2 hours
- c. Office Manager Issues:
 - Angie is efficient and capable
 - She is reluctant to assume ownership of Clubhouse area
 - Would like her to be more protective
 - Should have set lunch hours

Richard Nussbaum commented that Angie confronts residents when not following the rules and is doing a great job managing. Margaret Fineberg confirmed. Angie does leave to take pictures for compliance and takes varied lunch times. Always back when she says. Sherry Bucar confirms all of the above

- d. Stop signs at Gates: May be moved by Gateway services
- e. Comcast: Security having problems with service not working all the time. Margaret Fineberg said Comcast changed their system and this should be corrected

5) Alliant Report was given by Kim Proudfit:

- a. I added your Minutes and Newsletter to the Alliant website.
- b. Created Compliance procedures to follow along with Parking tickets, Compliance Violation tickets, 1st Notice and Final Notice letters.
- c. We had a Compliance meeting on the 9th of April and combined the ARC and Compliance Committees into one. We needed to do this due to lack of volunteers.
- d. Violation Tickets and Compliance Tickets are at the printers now.
- e. I am in the process of trying to get the letter from Dino D'Angelo stating they are dropping the legal action case.
- f. Hired a new Activities Director. Her name is Cindy Saccone. She started on Monday and is doing very well.
- g. We now have a maintenance contract with Tropic Gym for your fitness room.
- h. I called the roofing companies again and obtained warranties from all. Crowther, West Coast and San Carlos Roofing will be warranting their work for 1 year. Patenode will be warranting for 2 years.
- i. Had a meeting with Margaret Fineberg to discuss what needs to be done and how we want to implement some of the projects.
- j. I investigated the pool compliance laws and have a copy of them from the Board of Health. One question your board had was if you need a phone and a clock in the pool area. You need a clock due to the spa; people need to be able to time themselves while in there. You do not need a phone, however it is highly recommended, due to emergency situations and liability to the association.

6) Treasurers Report was given by Brett Asbury:

Operating Total Assets	\$431,647.09
Operating Liabilities	\$77,907.21
Equity	\$253,739.88
Reserves	\$41,907.13

\$4,191.00 in Legal Fees. Budget is zero (0). Will be receiving an Explanation from John Spina as to why #07030 & 07031 under General & Administration is separated

7) Committee Reports:

- a. **ARC Committee was given by Cheryl Brophy:**

1. Suzanne Mikulka and Cheryl Brophy both opposed the Compliance and ARC Committees combining. The board stated combination of the ARC/Compliance Committee will be revisited and we will not combine the Committees at this time.

b. Clubhouse/Activities Committee:

No Report

c. Comcast Negotiation Committee report was given by Joe Mikulka:

1. At the meeting one month ago Rod Senior said owners that return North can place their accounts in sleep mode for \$8.00 per month. SBG residents can not do this.

2. We may be able to cancel the contract due to this.

3. Also may be able to cancel due to connection issues at the Guard House.

d. Engineering Committee report was given by Brett Asbury:

1. Waiting for an official response from Lennar for Karin's Report.

e. GSD/Stoneybrook Advisory Committee report was given by Margaret Fineberg:

1. As of April 1, 2009 GSD took over services of main roads.

f. Landscape Committee:

No Report

g. Neighborhood Watch Committee report was given by Cheryl Brophy:

1. There have been issues on Gateway Gulf and Country Club. Volunteers are needed.

2. Lennar will test and replace any Chinese drywall.

h. Compliance Committee:

No Report.

i. Fining Committee Report:

No Report

j. Department of Environmental Services:

1. June 24th & 25th court hearing to object to the DEP permits submitted by WMI for the transfer station.

8) Unfinished Business

a. Roof Repair:

Motion: A motion was made by Joe Mikulka to hire San Carlos Roofing for the Clubhouse roof repair, seconded by Sherry Allan Bucar. **All in favor, motion passes.**

b. Activities Coordinator:

1. **Cindy Saccone-** Was hired as the Activities Coordinator. Her rate of pay is \$11.00 an hour. She will be up for a review in 90 days with a possible .50 cent raise and again in 6 months with a possible .50 cent raise.

Approximately 12 hours a week and any activities.

c. Basketball Court-

1. Court was left open Saturday 1-5 pm and Sunday 11am to 5:00 pm for a trial period.
2. Joe Mikulka, Jeremy Toback and Ivan Bucar volunteered to help put back boards back up.

d. Stout Spa-

1. Sherry Bucar would ask Darin Schutt to send a letter.

e. Balgas-

1. Only spent \$379.00 in April. Will continue to turn the pool heat on and off right now.

9) New Business:

a. Dead Palm Tree in Parking Lot

1. Discussed having a decorative carving done instead of Removing the tree. Will discuss more later.

b. Legal Bills were discussed by Sherry Allan Bucar

1. Sherry met with Colin Jenkins of Alliant Property Management on April 10, 2009.
 - 133 Foreclosures. 126 Liens filed.
 - \$449,000 in uncollected dues. \$128,000 current.
 - Foreclosures are going to HOA Attorney
 - Board of Directors can file the liens using the template
2. Darin Schutt can file Foreclosures for \$50.00 deferred until property sells.

Motion: A motion was made by Jeremy Toback to have Darin Schutt take care of Liens and Foreclosures, seconded by Richard Nussbaum. **All in favor, motion passes.**

c. Angie Review:

1. Angie Free was hired at \$13.00 per hour with a 90 day review and possible .50 cent raise and a review in 6 months with a possible .50 cent raise. Angie has been approved for a \$1.00 per hour raise now, a review in 6 months and will not be eligible for a raise in 6 months.

Motion: A motion was made by Sherry Allan Bucar to approve a \$1.00 per hour raise, seconded by Brett Asbury. **All in favor, motion passes.**

d. Pool Testing:

1. County requires daily pool testing. Richard Nussbaum will test on weekends.

e. Guest Parking:

1. Temporary parking permits will be issued by Statewide Security with disclaimer reading, "Vehicle owner or driver hereby acknowledges that management assumes NO LIABILITY for theft or damages to vehicles parked on premises."

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

1. Matt Davis missing meetings.
2. Does the Board of Directors have liability to notify owners of Sex offenders if they are not convicted. No.
3. Coupon books
 - Auto fund transfers – No Charge
 - Debit/credit payment – there is a fee for this.
4. Fica trees – trimming estimate

11) Adjournment:

Motion: Motion was made by Margaret Fineberg to adjourn the meeting at 9:18 pm, seconded by Jeremy Toback. **All in favor, motion passes.**