

**Stoney Brook Board of Director's Meeting Notes**  
**December 14, 2015**

**Members Present:** Chris Lee, Kate Lipchiz, Marc Plaisance, David Rauch, Sandi Roberts, Scott Ritenour, Michael Vogler and Michael Wolf.

**Members Absent:** Mary Carroll

**Homeowners Present:** Glen Cohen

Meeting called to order at 7:01 pm by Chris Lee at the Stoneybrook clubhouse.

**President's Report:** Chris led a general discussion of the upcoming year and explained board positions. He assessed where individuals wished to serve to best help our community. After a brief conversation, a slate of officers was offered.

**Motion:** By Chris Lee to approve the following slate of Officers for the coming year:

Chris Lee – President

Marc Plaisance – Secretary

Michael Wolf – Treasurer

Michael Wolf – Pool and Clubhouse

Scott Ritenour – ACC

David Rauch – Grounds

Sandi Roberts, Michael Vogler and Kate Lipchiz – At Large

Seconded by Kate Lipchiz.

**Passed:** Unanimous.

**Motion:** To approve the October minutes were made By Chris Lee.

Seconded by Kate Lipchiz.

**Passed:** Unanimous.

**Treasurer's Report:** Kate discussed our general financial position as we transition to 2016. She discussed the need to reclassify funding in the budget to address pressing issues.

**Motion:** By Kate Lipchiz to reclassify \$4000 from the 2016 Capital Budget (\$300 security, \$1200 furniture, \$2500 fencing) to address security concerns. Seconded by Michael Wolf.

**Passed:** Unanimous.

**Motion:** By Kate Lipchiz to create an Assistant Treasurer position for 2016. Seconded by Marc Plaisance.

**Passed:** Unanimous

**Homeowner Presentation:** Glen Cohen made a presentation to the board to address recent changes to the Basketball Court usage rules and signage. There was a general discussion of recent issues of vandalism and how best to address these concerns. He discussed a series of personal events his family has endured the past six months. He also brought up concerns with general safety in the common areas. There was a general exchange with the board to share ideas of future direction for the board. The board advised Mr. Cohen that they appreciated his input and would weigh his ideas and concerns with other homeowner's inputs as we go forward representing the best interests of Stoneybrook Plantation and taking full account the financial assets at our disposal. The Board also reiterated the fact that all rules concerning the Court and its usage still stand despite the recent removal of signage.

**Pool and Clubhouse:** Dave presented a proposal for a new security system for the clubhouse area. He led a general discussion of the issues and how we may best address them in the future. He has surveyed our options and feels comfortable with his received proposal. Dave also presented two proposal to have the pool resurfaced and coping repaired.

**Motion:** By Michael Vogler to accept a proposal for security enhancements around the clubhouse. Seconded by Kate Lipchiz.

**Passed:** Unanimous

**Grounds Maintenance:** Scott reported on subdivision signs. Some new "no fishing" signs are being made as well as "Private Property". He also reported on the success of the recent Holiday Party. Approximately 40 neighbors were in attendance and the lighting and decorations looked great!

**ACC:** Michael reported on current issues and all have been addressed. He also reported on a specific problem with a homeowner out of compliance with the original plan submission. Lastly, he updated the board on issues with ongoing construction on a lot.

**New Business:** None

**Meeting Adjourned** at 9:30 p.m.  
Submitted by Marc Plaisance