

Stoney Brook Board of Directors Meeting Minutes

June 14, 2011

Members Present: Mary Plant, Bill Dannelly, Martha Wilson, Laurie Clarke, David Coxon, Parker Wright, Joe Camerata (arrived at the end to deliver the treasures report)

Members Absent: Phyllis Aguayo, Marc Plaisance
Guest: Lynn Bianco

Approval of Minutes from May 8, 2011 meeting: Motion to approve by David Coxon; Second by Mary Plant; Vote: Unanimous

Ground Maintenance Report: Martha reported that the tree has been removed, the island landscaping is complete and the sprinklers have been fixed. The budget for the planting came in as quoted.

Motion to buy a new hose and reel for watering the plants in front of the clubhouse: Motion to approve by Lauren Clarke; Seconded by David Coxon; Vote: Unanimous.

Club House and Pool Report: Laurie reports that the club house continues to be used with a total of 6 events since the last report with no incidences. The only ongoing issues arise when there are multiple events in a given week. The single garbage can not contain the garbage generated. Therefore the usage agreement needs to be amended. The suggested language to be added was; "Remove all trash to the bins at the side of the Clubhouse facility. All trash must be bagged and appropriately sealed to prevent spillage and placed in the bin. "

Motion to amend the Club House Usage and Cleaning Agreement: Motion to approve by Martha Wilson; Seconded by David Coxon; Vote: Unanimous

The "Bathroom Renovation", which was done to rectify severe mold problem, is complete. The recommended improvements to the water flow have been completed as well. This work included turning the downspout, sealing the wall, installing a ventilation system, and caulking the sidewalk, and rebuilding the bathrooms. The pool deck has been pressure washed. In total, the project was under the \$2500 budget set at March board meeting. So far, no more water has been detected in the bathrooms along the outside wall.

There are a few broken pool fence iron post. The company "Scott's R&R" has been called and will fix the post and check for other structural damage. Scott's R&R will also be repairing the pool drain to extend it to its original length.

A new camera security system has been installed. The Board reviewed the new system. The system came in under budget.

There is an ongoing issue with families not being considerate of the pool's capacity and the use of the common areas. It was decided that David Coxon would draft a letter to all homeowners reminding them of the pool usage rules contained in the HOA documents. The letter would be reviewed and approved by the board.

There have been issues with late night use of the pool. The board felt that we should request the PTC Police Department do periodic drive bys after 11:00 pm. Laurie will make that call.

ACC Report: Parker felt that due to the sensitivity of the conversation that the guest be requested to leave or agree to keep the conversation confidential. The guest agreed verbally to keep the content of the ACC Report confidential. A detailed report was given and will be submitted for inclusion into the Board files. In summary, the recent actions taken by the ACC Committee are getting good results.

Treasures Report: The pool furnishing (planned expenditure) slightly exceeded the budget. The bathroom project (unplanned expenditure) came in under estimates. The pool security systems (planned expenditure) came in under budget. The landscaping (planned expenditure) came in on budget.

Other: Its was suggested that the BOD examine the option of adding a speed bump on the downhill side of the golf cart path that crosses the entrance to the community. There have many incidences of people ignoring the stop sign and almost causing accidents. Mary Plant will research this possibility.

Motion to Adjourn: Motion by Bill Dannelly; Seconded by Parker Wright; Vote: Unanimous

Meeting Adjourned: 8:47 pm

Submitted by Bill Dannelly