

Stoney Brook Board of Director's Meeting Minutes **May 02, 2011**

Members Present: Mary Plant, Marc Plaisance, Parker Wright, Phyllis Aguayo, Joe Camerata and David Coxon

Members Absent: Bill Dannelly, Martha Wilson and Laurie Clarke

Meeting called to order at 7:00pm by Mary Plant at the clubhouse.

Approval of minutes from 03/8/11. Motion: approve by Parker Wright, second by Phyllis Aguayo. Vote: Unanimous approval.

Treasurer's Report: Joe Camerata reviewed expenses included in attached report for a year to date update. Additional discussion was had regarding separate accounting for a reserve account. These numbers are included in the main account and could lead to misappropriations by future boards. There appears to be a need to differentiate these numbers and no decision was made regarding the most appropriate method.

Secretary Report: Marc Plaisance gave a rundown of our website. The GoDaddy account expired and a new website will be setup on iPage.com using our webname of stoneybrookptc.com. We are awaiting the transfer.

Grounds Maintenance Report: Mary reviewed a submitted budget from Martha regarding needed projects to get guidance from the board. Due to a general confusion of the project descriptions, the board elected to defer till Martha is present.

ACC Report: Parker discussed distressed property issues in the subdivision to get guidance on how best to proceed. Decision was made to proceed in a case-by-case basis, addressing any ACC covenant violations as deemed appropriate. He expects to return with findings at a later date. The covenant rewrite is complete and it is being reviewed. No major changes were anticipated, but wording was updated to correct some major inaccuracies.

Presidents Report: The board toured the pool restrooms to view the water damage suffered from a recent foundation leak and discuss possible actions. The cinder block walls have been treated with dry-loc paint and the wallboard and toilets were removed. We are not comfortable that there will be further leaking. The decision was made to leave the cinder block walls bare, replace the damaged walls and paint the entire interior. Then replace the 20 year old toilets and reinstall original sinks. A vent system will be installed to prevent any future mildew problems.

Motion by Parker Wright to allocate \$2500 for sheetrock and FRC wallboard installation, toilet replacement and ventilation fan installation in the pool restroom.

Second by David Coxon. Passed unanimously.

Next board meeting is scheduled for June 14th.

Adjournment of Meeting:

Motion: By Mary Plant to adjourn. Second by David Coxon

Vote: unanimous approval.

Meeting adjourned at 8:35pm.

Submitted by Marc Plaisance, Secretary