

Stoney Brook Board of Director's Meeting Minutes

January 18, 2011

Members Present: Mary Plant, Marc Plaisance, Martha Wilson, Joe Camerata, Laurie Clarke, Parker Wright, Phyllis Aguayo (arrived at 830pm)

Members Absent: David Coxon, Billl Dannelly

Meeting called to order at 7:01pm by Mary Plant at the clubhouse.

Approval of minutes from 11/18/10. Motion: approve by Joe Camerata, second by Laurie Clarke. Vote: unanimous approval

Visit by Insurance Provider: Clay Van Meter discussed our present coverages and we discussed our coverage. No lapses noted, but he will address the need for flood coverage or additional umbrella coverage.

Presidents Report:

Solidifying Job Descriptions: Mary briefly went though each job description for the board. After discussion, she will maintain the database of email addresses and will work with Marc Plaisance to check for accuracy. Also, she will continue as the main point of contact for website additions.

Termite Bond: After review of three bids, the decision was made to accept the All American termite bond bid.

Motion: by Martha Wilson to accept the All American termite proposal. Seconded by Laurie Clarke.

Treasurer's Report: Joe Camerata handed out copies of the final budget(see attached report). He explained areas where allocated monies had not been spent yet, but are scheduled to be used in the near future.

Pool and Clubhouse Report: Opened discussion on near term projects that need to be addressed. The pool gate, security system and pool furniture will be settled in the coming months as appropriate. Laurie discussed issues with maintaining clean restrooms and preventing any damage. She also reported on damage at the pool cover.

The decision was made that all clubhouse forms need to be signed by the current homeowner.

Grounds Maintenance Report: Martha opened discussion on upcoming projects. The board surveyed the parking lot area and decided that Martha would discuss with

Hollingsworth an appropriate way to clean up the area and remove a dead tree. The decision was made to have the electrical meter relocated in the near term and remove the website signage from the rear of the entrance structure with the hope that it's appearance will be appropriate and prevent future expenditures.

ACC Report: Parker reported that his board had recently met to develop a plan to revise ACC covenants and address their effectiveness. He also explained plans to inform realtors listing properties in the subdivision to refer buyers to our current covenant documents.

Next board meeting is scheduled for February 8th.

Adjournment of Meeting:

Motion: By Martha Wilson to adjourn. Second by Joe Camerata

Vote: unanimous approval.

Meeting adjourned at 9:35pm.

Submitted by Marc Plaisance, Secretary