

Stoney Brook Plantation Homeowner's Association
November 1, 2010
Annual Meeting Minutes (unapproved until 11/7/11)

Board Members Present: Mary Plant, Sandra Novelly, Joe Camerata, Martha Wilson, David Coxon, Ed Smith, Phyllis Aguayo

See attached sign-in sheet for list of members in attendance.

Meeting called to order by Mary Plant at 7:05 pm at the Stoney Brook clubhouse. President called for proxies which were recognized and returned to members to hold for voting purposes. A required quorum was determined to be in attendance.

Motion: Mary Plant asked that the minutes from last year's annual meeting be approved. Second by Anna Mohny.

Vote: unanimous to approve.

Opening statement was made by Mary Plant which included an explanation of Robert's Rules of Order.

Motion: by John Ward to approve the meeting agenda. Second by Kate Lipchiz.

Vote: unanimous approval.

President's Report: Mary Plant gave an overview of activities, accomplishments and concerns of the current board of directors of the past year. New neighbors in attendance were introduced and recognized.

Committee Reports :

Treasurer: Joe Camerata explained the current budget line item by line item according to the printed budget handout (see attachment). There were no questions.

Pool and Clubhouse: Anna Mohny presented a report on pool and clubhouse usage. She reported on the damage incurred due to the flooding issues which occurred this past winter and the repairs which were needed. Our new clubhouse agreement is in place. Needs for repairs to pool gate and security camera and options for new pool furniture were presented.

Grounds Maintenance: Martha Wilson reported on the new landscaping company—Hollingsworth Landscaping. She pointed out all of the new areas which are to be maintained- Redding Ridge Bridge area, public walking path, Saybrook Circle and those areas where significantly more pine straw will be needed. She reported on the repairs and improvements which were made to the French drain system in place behind the clubhouse. Kate Lipchiz suggested that the PTC

Stormwater Authority be consulted to address ongoing drainage problems behind the clubhouse. Martha reported on several common areas which require further clean-up due to overgrowth of shrubbery which should be added to the landscape maintenance plan. She reported that our tennis courts will be requiring maintenance such as net replacement in the near future.

ACC: Ed Smith reported that at this time residents are submitting landscape plans to him for approval on a regular basis. He requested that homeowners should try to submit as much information about requests via email to him to make this process easier and more efficient.

Proposed By-Law Amendments

Mary Plant opens up the floor for discussion on the proposed by-law amendments (see attached handout). Mary Plant will read each amendment as written and then a vote would be taken by those present to pass each amendment.

1.03 Special Meeting of Members- Amendment is read by Mary Plant. Motion to accept: Parker Wright. Second by Kate Lipchiz. **Vote:** unanimous

2.02 Meeting of Directors-Elect- Amendment is read by Mary Plant. Motion to accept: John Ward. Second by Sue Kattness. **Vote:** unanimous

2.03 (Add new) Term for Board of Directors- Amendment is read by Mary Plant. Motion to accept: Marilyn Smith. Second by Marc Plaisance. **Vote:** unanimous.

2.09(Add new) Addition of a Board Member- Amendment is read by Mary Plant. Motion to accept: Al Henry. Second by Powell Smith. **Vote:** unanimous

2.10 Compensation- Amendment is read by Mary Plant. Motion to accept: John Ward. Second by Parker Wright. **Vote:** unanimous.

Proposed 2011 Budget

Joe Camerata went through the proposed budget items which are highlighted on the handout (see attachment) requiring the proposed increase in homeowner dues from \$500 per year to \$580 per year.

Motion: by Mary Plant to accept proposed 2011 Budget as written Second by Sandra Novelly.

Mary Plant opens up the floor for discussion. Many homeowners present at the meeting are opposed to raising dues due to economic concerns and are suggesting another assessment of \$80 per household vs. a dues increase. The board agrees that this is a possibility to entertain, however due to the age of our neighborhood and it's facilities, feels that the dues increase would help to offset much needed

current improvements as well as future expenses down the road. There is also discussion about raising the dues for one year and then reassessing this next year and lowering them back down at that time if the next board sees that as a possibility.

Vote: in favor: 6 board members +11 proxies. Opposed: 1 board member (Phyllis Aguayo), 19 homeowners +10 proxies.

At this time Mary Plant read the By-Laws referencing those homeowners not present at the meeting who have also not submitted proxies, allowing the proposed budget to pass.

The board will pass the budget at this time but will keep in mind the wishes respectfully voiced by those homeowners present at the meeting who are clearly opposed to it.

Elections

The following names were submitted for next year's board:

Phyllis Aguayo, Joe Camerata, Tom Clarke, David Coxon, Bill Dannelly, Marc Plaisance, Mary Plant, Martha Wilson, and Parker Wright

Motion: by Mike Brady to accept the slate as shown. Second by Marilyn Smith.

Vote: unanimous.

Other Committees

Welcome Committee: Carol Brady and Marilyn Smith

Social Chair—no volunteers

Stoney Brook Website: F.D. Haynes will continue to update the website.

Holiday Decorations—Tom Clarke will lead that effort

New Business

Proposal for a clubhouse usage fee: Discussion was led by Martha Wilson to propose a clubhouse usage fee to offset increased costs for cleaning and utilities when the clubhouse is being used. There was little interest in this proposal and no motions were made.

Proposal for a common garbage pick-up service for the neighborhood: Very little interest at this time. No motions made.

Adjournment of Annual Meeting : Motion: by Parker Wright to adjourn at 9:30pm. Second by Larry Lipchiz.

Vote: unanimous