

## **Stoney Brook Annual Meeting Minutes**

**November 4, 2013**

**Members Present:** Kate Lipchiz, Joe Camerata, Marc Plaisance, Martha Wilson, Mary Plant, David Rauch, Nancy Shaw and Parker Wright

**Members Absent:** None

Meeting called to order at 7:10pm by Kate Lipchiz at the Stoney Brook Clubhouse.

President called for proxies which were recognized and will be collected at meeting's conclusion. A required quorum was determined to be in attendance.

**Motion:** Parker Wright asked that the minutes from last year's annual meeting be approved. Second by Chip Taylor. Motion Passed: Unanimous

**President's Report:** Kate reported that she was happy to reach her three goals for the year: have street lights repainted, replace the microwave in the kitchen and make sure the Design Standards in our Covenants are updated. She discussed the fines in our Covenants and how there will be more enforcement going into 2014. She also solicited volunteers to fill vacancies in the board for next year.

### **Committee Reports:**

#### **Proposed 2014 Budget**

Treasurer: Joe Camerata did a thorough line review of the budget (See attached) and yearly expenditures. He reviewed outstanding loan balances of approximately \$50000 and a schedule to pay it off in about five years through our refinance last year. He then continued with a more detailed line item discussion and fielded general questions. A decision was made to revisit the ACC expense until voting on the budget discussions later tonight.

Pool and Clubhouse: Nancy discussed some ideas for routine maintenance to be accomplished in the coming year. The pool will need new skimmers and

signage next year. She is interested in implementing a \$50 cleaning fee for all clubhouse usages to allow a more uniform cleaning to be done.

Grounds Manager: Martha discussed the cracks in the tennis courts and our options of crack sealing or a complete resurfacing. She continued with a broad review of coming issues to include cancerous growth attacking more of our cypress trees and the added emphasis last year on more care for a larger common area.

New Business: Michael Vogler wanted to make a plea for more compliance with our leash law and a solution was resolved.

**Motion:** By Joe Camerata to approve the 2014 Budget. Second by Norm Roobol. Motion tabled for further discussion.

Joe led a general discussion of the proposed budget line to allow for outside help with ACC covenants. Parker discussed the general issues and difficulties he has had dealing with enforcement and the negative attacks he has endured. The board decided last month to take that task to a third party and to have Marquess Management handle ACC for 2014 at a \$175 monthly fee. Kate discussed their impeccable reputation and the option for them to absorb additional duties to include the poll, landscaping and website management.

**Motion:** By Joe Camerata to approve the 2014 Budget. Second by Norm Roobol. Motion: passed unanimous.

### **Elections:**

**Motion:** By David Miller to submit the following names for next year's board. Second by Kelli Wilson.

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

Kate Lipchiz, Marc Plaisance and David Rauch.

A general discussion was held about the need for additional volunteers to serve next year.

Chip Taylor nominated Michael Vogler and Bill Danelly to serve for the coming year with an acceptance by each member.

Chris Lee offered to serve in the coming year.

**Motion:** By David Miller to submit the following names for next year's board. Second by Kelli Wilson.

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

Bill Dannelly, Chris Lee, Kate Lipchiz, Marc Plaisance, David Rauch and Michael Vogler.

**Motion:** Made by Lynn Bianco to elect the slate of nominees to the 2014 Stoney Brook Board of Directors. Seconded by Michelle Stewart. Motion Passed: unanimously.

### **Other Committees**

Becky Christensen will be Welcome Committee. Social Chair will remain unfilled. Marc Plaisance will maintain the website. Tom Clarke and Nancy Shaw will head up the holiday decorations.

**Adjournment of Annual Meeting: Motion:** By Chip Taylor to adjourn at 8:32pm. Second by Norm Roobol. **Vote:** Unanimous.