

Stoney Brook Annual Meeting Minutes - Unapproved

November 7, 2016

Members Present: Chris Lee, Kate Lipchiz, Marc Plaisance, David Rauch, Scott Ritenour and Michael Vogler.

Members Absent: None

Meeting called to order at 7:07pm by Marc Plaisance at the Stoney Brook Clubhouse.

Motion: To approve the 2015 Annual meeting minutes by Marc Plaisance. Seconded by Scott Ritenour. Passed: Unanimous

President's Welcome: President Chris Lee welcomed all homeowners and gave a special thanks to Kate Lipchiz for her outstanding help this year. He explained the many accomplishments and challenges faced this year. Accomplishments included the pool resurfacing, some tree removals and revamping the way ACC requests are processed. Challenges we face were continued speeding issues, two separate vandalism issues and the loss of two board members early in the year. This explain the reason that the entrance renewal process was delayed and his hopes to address it early this year. There was also a lack of support for the board and there was a consideration to use outside management. He explained the challenges of returning a good board and the requirements needed for those considering serving. At this point, he introduced the Board and had all present members introduce themselves.

Committee Reports:

Treasurer: Kate Lipchiz reviewed both the Capital and Operating Budgets. She discussed that the Capital Budget is still short funded but expected that to remedy in the next couple years with the dues increase and house loan payoff coming. She fielded a series of questions prior on the numbers.

Motion: To approve the 2017 Capital Budget by Marc Plaisance. Seconded by Scott Ritenour. There was an open discussion.

Motion Passed: 17 For, 2 Against.

Motion: To approve the 2017 Operating Budget by Marc Plaisance. Seconded by Scott Ritenour. There was an open discussion and a request to delay any vote until ACC had reported on the year.

Grounds, Pool and Clubhouse: Dave Rauch reviewed events of the year. The pool resurfacing was done. After noticing a coping issue, there were additional unanticipated expenses to complete the pool repair. All work stayed on schedule. Also, the court resurfacing is starting to show cracks and that was to be expected. Our grounds company has been the same and we are pleased. He does anticipate an open bidding process for the coming year.

ACC: Scott Ritenour thanked his assistants Rick Cook and Michael Vogler. Initial challenges was an unresponsive management company. Around March 2016, Scott modified the recording process for ACC requests. He provided an overview of the issues this past year and where the Design Standards will need to be updated. This provided needed background about the increase need for additional support and the increased Operating Budget.

Motion: Marc Plaisance introduced a motion to approve the 2017 Operating budget. Second was Scott Ritenour. Motion Passed: 15 in Favor, 5 Opposed.

Elections:

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

Chris Lee, David Rauch, Scott Ritenour, Michael Vogler and Bill Bach.

Welcoming Committee will be Jamila Patel and Angie Plaisance. Social Committee will be Sarah Marchand. Front Entrance will be coordinated by Jamila and Shailesh Patel. Website coordinator is Chris Lee.

Motion: Made by Chris Lee to elect the slate of nominees to the 2017 Stoney Brook Board of Directors. Seconded by Scott Ritenour.

Motion Passed: Unanimously.

Adjournment of Annual Meeting: Motion: By Marc Plaisance to adjourn at 9:20pm. Second by Michael Vogler. Passed: Unanimous.