

Stoney Brook HOA Monthly BOD Meeting Minutes



Date of Meeting: Wednesday February 20, 2019

Time: 7:00 – 9:00 p.m.

Location: Stoney Brook Clubhouse

AGENDA (subject to change)

Item	Materials, Information and Discussion	Minutes
<p>Welcome/Call Meeting to Order/ Establish Quorum</p>	<p>Final Meeting Agenda for distribution</p>	<p>The meeting was called to order at 7:19 p.m. with a quorum established.</p> <p><u>Board Members in Attendance:</u> Dave Rauch- President; Joe Camerata- Treasurer; Tom Clarke- Pool; Michael Vogler- At Large/ACC Committee Member; Jean Crouse- Secretary; Mary Plant- At Large/ACC Committee Chair</p> <p>Prior to the meeting, Scott Ritenour, Lead- Front Entrance Committee and Dave Rauch met with Front Entrance Contractor- Mike Lorber. Notes from the meeting are listed below under “Ground Report”.</p>
<p>President’s Report</p>	<p>Front entrance update Reports from CAMGA</p> <ul style="list-style-type: none"> ○ Collections ○ Foreclosures ○ Action List 	<p>Dave Rauch provided an update on the Front Entrance reconstruction project. Work will begin once issues related to moving or removing a light pole and utility box are resolved with the respective utility companies. Dave will work with Emily Wilkerson at CAMGA to address the utility concerns.</p>
<p>Treasurer’s Report</p>	<p>2019 HOA fee receivables Assessment timeline- Front Entrance Review January Financial Statement</p>	<p>Joe Camerata provided an update on current HOA expenses. Joe is working with Emily at CAMGA to make corrections to the current budget. Once February ends and HOA fees enter delinquent status, Joe will provide an update on revenue from HOA fees. The projected reserves are currently high due to projected income from HOA fees.</p> <p>Joe shared that CAMGA filed a lawsuit on behalf of Stoney Brook HOA against the residents of 410 Vanderwall based on expenses incurred related to delinquent HOA fees; delinquent fines and legal fees incurred. The HOA board will revisit a discussion regarding the current issue of</p>

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		misuse of a trash dumpster on the property at the March meeting.
Pool, Clubhouse Report	Pool Furniture, other updates	<p>Tom Clarke provided an update on the status of ordering new pool furniture for use this coming Summer. He reviewed prior invoices indicating that the HOA previously spent \$6000 on furniture. The current estimate for a total replacement of furniture is \$8000. The board discussed starting with replacement of chaise lounges and low beach chairs within the allotted budget. Additional items that may be purchased include small drink/side tables and freestanding umbrellas and stands. At the March meeting, the board will decide upon an opening date for the HOA pool, approximately either May 4th or May 11th. Pool service will be notified prior to the opening for the summer season to begin chemical and cleaning service. Future discussions by the HOA board will include resurfacing or repairing the wall between the pool and tennis courts.</p> <p>Mary Plant volunteered to assist Tom Clarke in interviewing potential staff for the pool, to identify requirements for and duties of pool staff, and assist in a process for scheduling pool staff.</p>
ACC Report	Design Standards 410 Vanderwall	<p>Mary Plant provided an update from the ACC Committee, which met to discuss revisions to the Design Standards. The committee discussed several items including: (1) Processing of ACC requests- finding a balance between consistency across requests and excessive requirements & time in processing the requests. (2) Provisions regarding stump grinding and removal following tree removals. (3) Erosions concerns which are already included in the design standards. No revisions are needed in regards to Erosions, yet additional guidance will be included on the ACC request form.</p> <p>The board discussed that simple ACC questions may be directed to Emily Wilkerson with CAMGA for answers. For more complex or multiple questions, questions may be directed to the ACC committee chair.</p>
Grounds Report	Front Entrance Update	<p>Scott Ritenour, lead- Front Entrance Committee and Dave Rauch met with Mike Lorber, contractor for the reconstruction of the Front Entrance. A revision to the plans was discussed as well as details and questions from the contractor in regards to landscaping, lighting, irrigation, etc. Progress on the Front Entrance reconstruction project is pending feedback from the utility companies and plan approval from Peachtree City. "A Sign" has provided the HOA with a quote. The plans for the project will be revised along with a new quote based on the discussion of the evening's meeting. The board discussed that the Japanese Maple tree in the island will be transplanted to a different location on the island, and the tall cedar tree will</p>

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		be removed as part of the reconstruction project.
Old Business		No Old Business was discussed.
New Business		Gazebo: The board discussed revisiting maintenance or removal of the gazebo. The board discussed getting a quote to resurface the gazebo for consideration and determination of next steps for the gazebo.
Adjourn		The meeting was adjourned at 8:42 p.m. The next HOA board meeting will be held on Monday March 18, 2019 at 7:00 p.m.