

Stoney Brook HOA Monthly BOD Meeting Minutes



Date of Meeting: Monday April 15, 2019

Time: 7:00 – 9:00 p.m.

Location: Stoney Brook Clubhouse

AGENDA (subject to change)

Item	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 7:10 p.m. <u>Board Members in Attendance:</u> Dave Rauch- President; Tom Clarke- Pool; Michael Vogler- At Large/ACC Committee Member; Jean Crouse- Secretary; Mary Plant- At-Large/ACC Committee Chair; Alexandra Fernandez- Clubhouse; Danielle Palmer- At Large; Joe Camerata- Treasure; Bill Bach- Grounds <u>Guest in Attendance:</u> Tim Maret- Peachtree City Senior Code Enforcement Officer</p>
<p>President’s Report</p>	<p>Front Entrance Update</p>	<p><u>Front Entrance Updates</u> Dave shared information regarding the front entrance as shared via Scott Ritenour. The current estimated costs are approximately \$47,300, which does not include landscape lighting or permits. The issue related to the lamp pole owned by Georgia Power is still unresolved. The board discussed a potential option of moving to a 1 sign design with the design in the center channel of the entrance to avoid the issue of the lamp pole.</p>
<p>Old Business</p>	<p>Update- 410 Vanderwall</p> <ul style="list-style-type: none"> • Guest: Tim Maret- Fayette County Code Enforcement 	<p>Tim Maret, PTC Senior Code Enforcement Officer provided an overview of actions taken in regards to two properties within Stoney Brook. <u>410 Vanderwall</u> Following a complaint filed on/around January 10, 2019; a Notice of Violation was issued against the property. The current owner, Mr. Gavin Abadi, is the sole owner of the property according to tax records. PTC Code Enforcement has made numerous attempts to make contact with the</p>

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		<p>property owner. PTC Police have been notified to contact Mr. Maret in the event of a police visit to the property. The owner has been sent, via Certified Mail, a citation but the citation had not yet been accepted. Stoney Brook board members are encouraged to contact Mr. Maret if there is resident activity at the property to assist in serving a citation to the property owner.</p> <p>Mr. Maret reviewed potential actions that may follow once the citation is served. Stoney Brook HOA is currently working with a private service to serve the property owner with legal documents on behalf of the HOA related to unpaid fines and fees. Tim Maret contact information: 770-687-1263 (cell); tmaret@peachtree-city.org (email)</p> <p>The board discussed the pros and cons of paying for the removal of the dumpster and adding the cost to the list of fines and fees.</p> <p><u>305 Whitcomb Hill</u></p> <p>A stop order has been issued for all work permits. Environmental Health for Fayette County is involved and must approve plans to fix septic issues before work may resume at the property. The septic system is currently insufficient to accommodate the number of residents at the property. Plans have been submitted to Peachtree City offices but need approval from the Department of Environmental Health before plans can be executed.</p>
Treasurer's Report	Income and Expense Summary-March Assessment timeline- Front Entrance	<p>Joe received the March expense summary just prior to the meeting, so a review was not completed in time for the April meeting.</p> <p>The board discussed the timeline for the front entrance assessment. It was agreed that 2 months notice once the plans and costs are finalized and a start date is identified is sufficient time to notify the residents of the assessment.</p>
Pool, Clubhouse Report	Pool Furniture order Summer Pool Staff	<p>Tom updated the board regarding the pool furniture order.</p> <p>The furniture has been orderd.</p> <p>Pool maintenance has started to get the pool ready for use in May.</p> <p>4 applicants have submitted resumes for the pool staff positions.</p> <p>The HOA will host a "cleaning party" on April 27 at 10:00 am to help get the pool ready for summer use.</p>
ACC Report	Updates	Mary provided an update regarding ACC actions taken.

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		<p>A 30-day warning was issued for 305 Whitcomb Hill.</p> <p>The ACC reviewed a drainage issue in the back yard of 1003 Mickleton, which includes HOA property.</p> <p>The ACC request/application form has been revised to include language updates.</p> <p>The revised addendum to the Design Standards will be posted on the Stoney Brook website.</p>
Grounds Report	Front Entrance Update	<p>Bill updated the board regarding the status of maintenance of the grounds within the subdivision.</p> <p>The gazebo was updated on Vanderwall at a cost of \$800.00</p> <p>We will continue landscaping service through Ivy Green.</p> <p>A pathway at the clubhouse is needed to allow for movement of the garbage cans.</p>
New Business	<p><u>Request:</u> Resident request to purchase common property between 804 Mickleton & 510 Haddington</p> <p><u>Social:</u> Ladies Wine Wednesday 4/17 6-8 pm at Crouse house (600 Haddington Lane)- Facebook Group Event</p>	<p>Alexandra Hernandez submitted a request and related documents for board review to purchase HOA property at the back of the property line at 804 Mickleton. Following discuss, board members are encouraged to visit the property prior to bringing the request to a vote by the HOA board.</p>
Adjourn		<p>The meeting was adjourned at 9:15 p.m.</p>