



Stoney Brook HOA Monthly BOD Meeting

Date of Meeting:	Monday August 26, 2019		
Time:	7:00 – 9:00 p.m.	Location:	Stoney Brook Clubhouse

MEETING MINUTES

Item	Materials, Information and Discussion	Minutes
Welcome/Call Meeting to Order/ Establish Quorum	Final Meeting Agenda for distribution	<p>The meeting was called to order at 7:05 pm.</p> <p>Board Members in Attendance: Dave Rauch- President; Joe Camerata- Treasurer; Jean Crouse- Secretary; Tom Clarke- Pool Chairperson; Michael Vogler- At Large Member; Danielle Palmer- At Large Member; Bill Bach- Grounds Chairperson; Alexandra Fernandez- Clubhouse Chairperson</p> <p>Following a review of the minutes from the July 2019 meeting, the Board approved the minutes.</p>
President's Report	Updates Preparations for Annual Homeowners Meeting	<p>Annual Homeowners Meeting: A proposed date of Monday November 4, 2019 was discussed to hold the annual Stoney Brook Homeowners Meeting. Jean and Dave will collaborate to work on a draft agenda for the meeting and will distribute the agenda to homeowners along with Proxy vote information prior to the meeting. The Board discussed possible agenda items to include:</p> <ul style="list-style-type: none"> • Draft Budget from Joe Camerata- the Board will review a draft at the September meeting and provide feedback prior to distribution to SB Homeowners in October. • Committee reports- Social, Grounds, Pool & Clubhouse • Nominations to the Board from Homeowners <p>The board discussed having visual supports of some of the expenses from the 2019-year including the gazebo, pool furniture and front entrance.</p> <p>Changes to SB Website: Dave reviewed some changes made to the Stoney Brook website including updates to information regarding the neighborhood and changes in some of the links to email addresses</p>

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Treasurer's Report	<p>Income and Expense Summary- July & August</p> <p>Front Entrance: Updated Cost and Year End Reserve Projections</p>	<p>to assist with deterring hackers from using HOA Board emails.</p> <p>July YTD Financial Statements: Joe Camerata shared the July YTD Financials and forecast for the remainder of the 2019 budget. He highlighted areas where the Board can consider reductions in the budget. He projected a potential savings of approximately \$5000 by reducing budgets in areas where there have been less expenditures to date. Some budget items which may be able to be reduced due to lower expenditures than predicted include: Pool Repairs; General Maintenance and Repair and Parking/Common Area budget items. The Board discussed other budget areas where we may be able to save as well. For the Annual Homeowners meeting, Joe will prepare a Financial Summary to share with SB Homeowners.</p> <p>Updated Costa and Year End Reserve Projections: Joe provided the Board with suggested areas to save in the current budget to assist with allocating funds to cover expenses from the redesign of the Front Entrance. The Board discussed the need to maintain a reserve pool of money in the budget for future projects and the potential need for an assessment at this time to cover the costs associated with the Front Entrance and to maintain a healthy reserve budget.</p> <p>Assessment for Front Entrance and Reserves: The Board discussed the need to balance a reserve pool for future expenses, which may include: Tennis Court resurfacing, a new roof for the clubhouse, Air Conditioning for the Clubhouse and updates to the pool. The Board will review final expenditures for the Front Entrance once available and Joe will prepare a draft 2020 budget to assist the Board in deciding whether an assessment is necessary at this time to pay for Front Entrance costs and maintain a healthy reserve fund.</p>
Pool, Clubhouse Report	<p>Updates</p> <p>Table Rentals from Clubhouse</p> <p>Pool Closure</p>	<p>Pool: Tom Clarke shared that the Pool will close on Sunday September 15 with a closing maintenance service to be scheduled for September 16. Tom will pursue an updated quote for pool maintenance from our current service provider and will compare prices for services with other vendors. Updated quotes will include Winterizing services as well.</p> <p>Clubhouse: Alexandra Fernandez update the Board on several issues related to the Clubhouse. She shared concern regarding communication challenges with rentals of the Clubhouse between the Property Management team, Alexandra and the Homeowners. She advocated for a simpler, more direct line of communication. The Board discussed a request for the purchase of 8 round tables for the Clubhouse at a cost of approximately \$100.00 each.. The purchase was approved given current budget availability. The Board discussed again the rental fee structure for the Clubhouse. A motion was made by Dave Rauch to increase the rental fee to \$75 to cover cleaning and maintenance costs along with a refundable \$100 deposit. The Board voted in favor of the price increase effective January 1, 2020. Alexandra will develop a form to support communication between the Clubhouse and Homeowners who wish to borrow tables and chairs from the Clubhouse to use at their own residence. The form will be shared with Board members for review and feedback.</p>

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ACC Report	Updates	<p>There were no significant updates from the ACC.</p> <p>410 Vanderwall continues to have difficulty with home maintenance and HOA violations. There have not been any updates to the Board from PTC Code Enforcement.</p> <p>ACC Requests are continuing to be processed and the process has been going smoothly.</p>
Grounds Report	Front Entrance Update Neighborhood Feedback	<p>The Board congratulated Bill Bach on the completion of the Front Entrance project and thanked him for his management of the project. Bill shared that there are a few finishing touches needed including some electrical work to support the lights and some additional landscaping needs to finish off the project. Overall, feedback from the Homeowners has been positive.</p>
Old Business New Business		<p>Old Business</p> <p>Mike Lorber- Contractor: Dave Rauch has been in communication with Mike Lorber, original contractor for Front Entrance project. Dave will negotiate a good faith payment for services rendered to date.</p> <p>New Business:</p> <p>The Board will discuss options for a Neighborhood Directory at the September Board Meeting.</p> <p>The Board briefly discussed a request from a homeowner to allow advertising on a limited basis on the Stoney Brook Facebook page.</p>
Adjourn	Next Scheduled Meeting: Monday October 21, 2019	The meeting was adjourned at 9:13 pm.