

**ANNUAL MEETING  
STONEY BROOK HOMEOWNERS ASSOCIATION, INC.  
November 4, 2019**

The Annual Meeting of the Members of Stoney Brook Homeowners Association Inc. was called to order at 7:03 pm on Monday, November 4, 2019. The purpose of the Annual Meeting was to update homeowners on the status of the community and to conduct all lawful business of the Association.

Board members David Rauch, Joe Camerata, Tom Clarke, Mary Plant, Danielle Drouin-Palmer, Bill Bach, Jean Crouse & Michael Vogler were in attendance. Emily Wilkerson of Community Association Management, LLC (CAM) attended on behalf of the management company.

**The Agenda for the Annual Meeting was as follows:**

1. Welcome and Call to Order
2. Call for Proxies & Establish Quorum
3. Approval of 2018 Annual Meeting Minutes
4. Reports – President, Treasurer, Pool & Clubhouse, Grounds & ACC
5. Proposed 2020 Budget
6. Elections
7. Other Committees
8. Adjournment

**Welcome/Sign in/Verification of a Quorum**

The quorum requirement for the meeting was 10% (11 of lot owners). The quorum was met since there were 25 homeowners present in person and/or by proxy.

Jean Crouse called the meeting to order and residents in attendance introduced themselves and stated their address. The 2018 proposed annual meeting minutes were approved with no opposing votes.

**Reports**

- **President's Report** – David Rauch reviewed the President's report and each Board member introduced themselves along with their current position. David highlighted the Guiding Principles of the Board as well as key accomplishments from 2019. Some highlights included: front entrance remodel, Phase 1 of pool refresh, over 20 clubhouse rentals, 32 ACC requests reviewed, hosted 7 social events, purchased new tables for clubhouse & renewed the landscaping contract. 2020 projects include clubhouse refresh such as color pallets and furniture (\$5,000), Phase II pool refresh (\$10,000) and tennis court resurface (\$8,000). The Board will also look into resurfacing the basketball courts.
- **Treasurer's Report** – Joe Camerata presented the Treasurer's report. The 2018 budget actuals were \$24,326. The 2019 budget was over by \$31,795 due to the front entrance remodel. The total spent on the front entrance was \$38,241. The amount in reserves at the end of 2019 will be \$47,426 following a \$100 special assessment applied to each owner.
- **Pool Report** – Tom Clarke updated the homeowners on the current status in maintaining the pool. There was only one issue related to water quality during the 2019 pool season, which was fixed. There were no reports of vandalism to the amenity area. New pool furniture was ordered to replace some of the existing outdated furniture. The contract for

pool maintenance was sent out for bidding to three different providers including the current provider. After review, the current provider is still the best option and the Board will increase their regular maintenance schedule to three times a week during the pool season at a minimal cost increase. Due to the skimmers of the pool being older, more visits will help with removal of sediment in the pool. The Association pursued information regarding conversion of the pool to a salt-water chlorinated pool, but research indicates that the current chlorine system continues to be the best option for community use. A replacement of the current sand filter is proposed for the 2020 pool season.

- **Clubhouse Report** – Alexandra Amendola-Fernandez reviewed the Clubhouse report. A new, professional cleaning service has been hired to assist with maintenance of the clubhouse. Repairs to the current air conditioning unit are continuing and a maintenance company will service the unit on a regular basis. Within the next year or so, a new unit may need to be installed. The rental fee for the clubhouse is going up for 2020 from \$25 to \$75 to cover cleaning costs. The Board also allows owners to rent the tables and chairs from the clubhouse for the same rental fee.
- **Grounds Report** – Bill Bach reviewed the Grounds report. The contract with the current landscaper, Ivy Green Lawncare, was renewed. The front entrance was remodeled under the supervision of Mr. Bach who was able to complete the project under budget. Potential projects and ongoing maintenance items for 2020 include maintenance of the front entrance, landscaping around the pool and clubhouse as well as emergency tree removals along the golf cart paths.
- **ACC Report** – Mary Plant reviewed the ACC report. The Committee consists of Bill Bach, Tom Clarke, Danielle Drouin-Palmer, Michael Vogler & Mary Plant. There were 32 ACC requests reviewed for 2019. Approximately one-third of the requests required on sight inspections. Most requests are reviewed within 24 hours. Affirmation letters were mailed to owners who complied with property maintenance requirements. The residence at 305 Whitcomb Hill is currently being renovated and monitored by the ACC. In regards to the residence at 410 Vanderwall, the Board has spoken with County officials, Local Police Department, PTC Code Enforcement, Dumpster Owner and the Bank affiliated with the property. Each agency is working on trying to rectify the outstanding issues on the property.
- **Social Report** – The social chair, Luana Cliché, was unable to attend the meeting. However, David Rauch explained that the Association has hosted 7 social events. The Social Committee is planning to host a Holiday party in mid-December.

## **2020 Budget**

Joe Camerata presented the 2020 budget. The Reserves will be reduced due to upcoming projects, which will include the clubhouse refresh, Phase II pool refresh, improvements to the tennis court and possible basketball court resurfacing. These projects are expected to cost around \$23,000. A motion to approve the 2020 budget was seconded and approved with no opposing votes.

## **Elections**

There were 9 open Board positions with all current Board members nominated for re-election. With no nominees from the floor, a motion to keep the 9 current Board members was seconded and approved with no opposing votes.

**Questions from Homeowners:**

Q: What can be done to slow down traffic using excessive speed on Peachtree Parkway?

A: A resident suggested to gather neighbors from surrounding communities and approaching City Hall to discuss installing speed humps or alternative solutions.

Q: Can owners post items for sale on the Stoney Brook Facebook site?

A: The board will review the practice of allowing homeowners to post items for sale or offering business services via the Facebook site.

Q: Has the Board considered hiring someone to decorate the front entrance for Christmas?

A: The Board has considered the service, but it will be an extra expense that is not currently budgeted for in the current year. This year, the Board will repurpose the current decorations and will discuss additional options for 2020.

**Adjournment:**

With no other business, the meeting was adjourned at 8:25 p.m.