



Stoney Brook HOA Board Meeting Minutes
April 20, 2020- 7:00 pm

Agenda Item	Information	Notes
<p>Welcome Call to Order Establish Quorum</p>	<p>Final Meeting Agenda for Distribution Approval of Working Notes- March 16, 2020 meeting</p>	<p>The SBHOA Board met in a virtual format. In attendance:</p> <ul style="list-style-type: none"> ● David Rauch, President ● Jean Crouse, Secretary ● Tom Clarke, Pool Chairperson ● Danielle Palmer, At large member ● Alexandra Fernandez, Clubhouse Chairperson ● Joe Camerata, Treasurer ● Mary Plant, ACC Chairperson ● Michael Vogler, At large member <p>The meeting was called to order at 7:06 pm. The “meeting notes” from the March virtual meeting were reviewed and updated. A motion to approve the minutes was made. The notes were approved by the board.</p>
<p>President’s Report -Dave Rauch</p>	<p>Updates</p> <ul style="list-style-type: none"> ● 410 Vanderwall ● Graduation Banner ● Board Member Liability & Insurance ● Food Trucks ● Dumpster- Spring Clean Up 	<ul style="list-style-type: none"> ● 410 Vanderwall- A plan is in place by the bank to address the needs of the property. Any improvements to the property will need to be approved by the ACC. ● Graduation Banner- The banner is ready to be put up on May 1 in accordance with regulations from PTC. ● Board Member Liability & Insurance- Dave shared his research regarding liability and insurance for the HOA and board members. ● Food Trucks- There are a couple of food trucks that will be selling food in the parking lot of the clubhouse this weekend (Grazing Here-4/24 and The Mad Greek-4/25) in accordance with Social Distancing requirements. Food will be served “To Go” style. Future trucks may be scheduled as well. ● Dumpster for Spring Clean Up- The board discussed the possibility of securing a dumpster for homeowner use as the budget allows (approximate cost \$500) If pursued, guidance would need to be provided to homeowners as to what can be discarded.
<p>Treasurer’s Report -Joe Camerata</p>	<p>Income and Expense Summary- March 2020</p>	<ul style="list-style-type: none"> ● Collections- Currently there are 10 residences who have not yet paid the Special Assessment fee. Joe will work with CAMGA for next steps to collect fees. ● Financial statements- Joe provided updates regarding several budget items for the board to review and discuss.

<p>Pool & Clubhouse Reports -Tom Clarke -Alexandra Fernandez</p>	<p>Updates</p> <ul style="list-style-type: none"> ● Request for Clubhouse use during COVID-19 closure ● Pool Opening 	<ul style="list-style-type: none"> ● Pool Update- Pools are allowed to open but the HOA is responsible for ensuring that all rules and regulations are adhered to concerning gathering sizes, social distancing compliance, etc. Health inspections are being done with anticipation of a mid-May opening in the event that social distancing guidelines are lifted. If restrictions are still in place at that time, the pool will not open. Recommended to delay furniture purchase until 2021. The brick wall and stone caps were completed along the pool deck. ● Clubhouse Update- A quote for replacement of the Air Conditioner was secured (approximately \$5000.00) for consideration of future replacement. A quote for chair replacement was also secured for future consideration. The board discussed additional clubhouse topics including keys, garbage and basketball courts.
<p>ACC Report -Mary Plant</p>	<p>Updates</p>	<ul style="list-style-type: none"> ● Mary summarized concerns addressed by the ACC over the past month.
<p>Grounds Report -Bill Bach</p>	<p>Updates</p> <ul style="list-style-type: none"> ● Litter Concerns <ul style="list-style-type: none"> ○ Request for Trash Cans on Cart Paths ● Tennis Court Resurfacing & Considerations for the future 	<ul style="list-style-type: none"> ● Tennis Court resurfacing- The board received several quotes for resurfacing of the courts for review and consideration. The board reviewed several options for the courts including a less expensive resurfacing short term fix, more expensive resurfacing longer term fix, or defer until budget allows. Current issues are minor and cosmetic but do not pose a safety risk to users. The board has discussed options with frequent users of the courts for their opinion. The board also discussed the possibility of converting one of the courts as a multi-use court. New quotes will be pursued with this option for the board to review. A motion was made to defer resurfacing of the courts until next year. The board approved an agreement to defer resurfacing until next year. ● Pinestraw- Bill is securing pinestraw quotes for the common areas. ● Garbage Cans/Litter concerns- The board discussed litter concerns. Due to concerns about animals getting into garbage cans, the board decided against garbage cans. Instead, litter will be addressed by community service groups and homeowners.
<p>Old Business New Business</p>	<p>Permanent Easement Request Request for Spring Clean Up day</p>	<ul style="list-style-type: none"> ● Mary reviewed the current status of the permanent easement request. A request to pave the easement was made to assist with maintenance and noise reduction. The board discussed the request but decided to remove the pavement request from the agreement. A final draft of the agreement will be brought to the board for review and consent. ● A request for a spring clean up day was made via Facebook. Approximately mid-May, the board will secure a dumpster to assist with clean up by homeowners and the neighborhood.
<p>Adjourn</p>	<p>Next Scheduled Meeting- Monday May 18, 2020</p>	<ul style="list-style-type: none"> ● The meeting was adjourned at 9:05 pm.