



Stoney Brook HOA Board Meeting
August 17, 2020 - 7:00 pm

Agenda Item	Information	Notes
Welcome Call to Order Establish Quorum	Final Meeting Agenda for Distribution Approval of Minutes -July 20, 2020	<p>The SBHOA Board met in a virtual format.</p> <p>In attendance:</p> <ul style="list-style-type: none"> -David Rauch, President -Jean Crouse, Secretary -Danielle Palmer, At Large Member/ACC Representative -Mary Plant, At Large Member/ACC Representative -Joe Camerata, Treasurer -Bill Bach, Grounds chairperson -Michael Vogler, At Large Member -Alexandra Fernandez, Clubhouse Chairperson -Tom Clarke, Pool Chairperson <p>The meeting was called to order at 7:03 pm. The minutes from the July 20, 2020 virtual meeting were reviewed by board members prior to the meeting. A motion to approve the minutes was made by Dave Rauch and was seconded by Tom Clarke. The minutes were approved by the board.</p>
President's Report	Updates	No new updates not covered in other areas.
Treasurer's Report	Income and Expense Summary- July 2020	<p>Joe Camerata reviewed the July financial statement.</p> <p><u>Areas highlighted included:</u></p> <ul style="list-style-type: none"> ● <u>Collections:</u> All annual dues and Special Assessment fees have been paid to date. ● <u>July Financial Summary-</u> Highlighted items include: <ul style="list-style-type: none"> ○ Pool Operations & Management- A new service has been secured for Pool Maintenance which may impact budget allocation for the category.

		<ul style="list-style-type: none"> ○ Joe highlighted budget variances in different areas. Some possible uses of additional funds may include next year’s tennis court project, air conditioning for the Clubhouse, landscape plants at the front entrance, clean up of downed tree debris along cart path and lake access. ● The board will begin reviewing the budget for 2021 to address Special Projects.
Pool & Clubhouse Reports	Updates	<p><u>Pool Updates:</u></p> <ul style="list-style-type: none"> ● The HOA hired a new pool maintenance company at a cost of \$700.00 per month during “on season” and \$100.00 per month plus chemicals during the “off season” with a huge improvement in service quality. ● The board discussed a possible close date for the pool Sunday September 27, 2020. ● Next year’s budget will include finishing the replacement of pool furniture. <p><u>Clubhouse Updates:</u></p> <ul style="list-style-type: none"> ● Rentals for the clubhouse have been quiet. ● Possible options for the budget for next year include exterior painting, gutter cleaning and upgrade countertops.
ACC Report	Updates	<p><u>ACC Updates:</u></p> <ul style="list-style-type: none"> ● Monthly reports are coming in from CAMGA (Property Management company) ● Neighbors are responding to the email notification with positive feedback on plans to improve properties. ● 124 Cornwall: Danielle Palmer provided an update and the board discussed a long standing homeowner stormwater drainage issue. ● 410 Vanderwall: Action items are needed to improve the perimeter of the property to bring the property up to standards within the ACC before suspending fines.
Grounds Report	Updates	<p><u>Grounds Updates:</u></p> <ul style="list-style-type: none"> ● Bill will secure quotes for pest exterminators for the Clubhouse, landscape plants and tree debris removal. ● The board discussed the basketball court issues that have occurred over the summer and the use of a security officer as a temporary deterrent. Signage regarding the use of security cameras may be added to the parking lot for additional security.
Old Business		No old business was discussed.

New Business		<p><u>New Business:</u></p> <ul style="list-style-type: none"> ● Yard Sales- regulated by the City of Peachtree city (signage and registration), not the HOA. ● Covered Cars and Park Cars on Streets- cars must be licensed and working. Parked cars on the street are under the jurisdiction of the City, not the HOA. CAMGA can review covenants to determine any revisions to our covenants to address standards related to parked cars.
Adjourn	Next Scheduled Meeting- Monday September 21, 2020	The meeting was adjourned at 8:25 pm.