



Stoney Brook HOA Board Meeting
September 21, 2020- 7:00 pm

Agenda Item	Information	Notes
<p>Welcome Call to Order Establish Quorum</p>	<p>Final Meeting Agenda for Distribution Approval of Minutes to the August 17, 2020 Meeting</p>	<p>The SBHOA Board met in a virtual format. In attendance: -David Rauch, President -Jean Crouse, Secretary -Danielle Palmer, At Large Member/ACC Representative -Mary Plant, At Large Member/ACC Representative -Joe Camerata, Treasurer -Alexandra Fernandez, Clubhouse Chairperson -Tom Clarke, Pool Chairperson - Bill Bach, Grounds Chairperson</p> <p>The meeting was called to order at 7:05 pm. The minutes from the August 17, 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 Joe Camerata. The minutes were approved by the board.</p>
<p>President's Report</p>	<p>Updates</p> <ul style="list-style-type: none"> ● Preparations for Annual Meeting- November 2, 2020 <ul style="list-style-type: none"> ○ Notice to Homeowners ○ Returning Board Members ● Golf Cart Trail-Lake Kedron Docks ● Senate Bill 442- HOA → POA? 	<p>Preparations for annual meeting:</p> <ul style="list-style-type: none"> ● 2021 Board Positions: <ul style="list-style-type: none"> ○ Dave Rauch would like to step down from the board for next year. ○ Mary Plant would prefer to take time off from the board but would consider an At-Large position. ○ Alexandra Fernandez will consider returning to the board next year as her commitments allow. ○ Joe Camerata is willing to continue on the board. ○ Jean Crouse is willing to continue on the board. ○ Tom Clarke would like to step down from the pool position but is willing to stay on the board if needed.

		<ul style="list-style-type: none"> ○ Dave will consult with Bill and Michael regarding their interests. ● Dave asked for current board members to consider the President position. He also asked for assistance to solicit other neighbors to consider board positions. ● A draft presentation will be prepared with each committee to have a slide. Input should be provided to Dave. ● The board discussed proxy votes and specific language in our HOA by-laws. ● The annual notice to homeowners will be distributed one month prior to the annual meeting. <p>Golf Cart Trail- Lake Kedron Docks</p> <ul style="list-style-type: none"> ● Neighbor Tim Ross has been in written correspondence with the City of Peachtree City regarding safety concerns at the Golf Cart crossing by the Kedron Docks. The City Mayor expressed that future projects will address the crossing concerns. <p>Senate Bill 442</p> <ul style="list-style-type: none"> ● In 1996, Stoney Brook was established as a POA therefore fits within the requirements of SB 442. ● Future consideration was discussed to limit the number of leased residences and short term rentals.
Treasurer's Report	<p>Income and Expense Summary- August 2020</p> <ul style="list-style-type: none"> ● August Financial Summary ● SBHOA August Financial Statement ● Preparations for 2021 Budget Expenses 	<p>Joe led discussion about current expenditures in 2020 and projected outcomes for the remainder of 2020.</p> <ul style="list-style-type: none"> ● Joe reviewed highlighted items in each budget category to determine any adjustments needed for the remainder of the year. ● Based on current and projected expenditures, the HOA should come in under budget for 2020. <p>Proposed budget for 2021 includes:</p> <ul style="list-style-type: none"> ● Additional pool furniture ● One-time trash bins for homeowner clean up ● Update air conditioner and gutters for the clubhouse- considered to be completed in 2020 as current budget allows ● Tennis Court resurfacing ● Continued budget items from 2020 for ongoing expenses for HOA property maintenance

Pool & Clubhouse Reports	<p>Updates</p> <ul style="list-style-type: none"> • Food Trucks 	<p><u>Pool:</u> Tom reported that the Pool will be closing down this weekend. Pool quality has improved with the change of maintenance contractor.</p> <p><u>Clubhouse:</u> The board discussed clubhouse furniture rental apart from the clubhouse rental. Alexandra drafted an agreement and fee structure for the board to review and consideration. Board members are held to the same clubhouse rental fees as all homeowners.</p> <p><u>Food Trucks:</u> Two food trucks will be coming to SB this week. Your Pie Pizza on Tuesday 9/22 and Big Papi's Cuban on Saturday 9/26.</p>
ACC Report	<p>Updates</p> <ul style="list-style-type: none"> • 410 Vanderwall 	<p>Danielle provided an update regarding a property issue involving the city of PTC and a former developer. No new information was provided regarding 410 Vanderwall. The board discussed the need to address the row of hedges along Vanderwall across from the clubhouse due to overgrowth and an inability to maintain their shape.</p>
Grounds Report	<p>Updates</p> <ul style="list-style-type: none"> • 	<p>Bill shared that there will be some additional landscaping projects prior to the end of the year. Additional work will be completed on the water level at the front entrance.</p>
Old Business New Business		<p>No old or new business items were discussed.</p>
Adjourn	<p>Next Scheduled Meeting- Monday October 19, 2020</p>	<p>The meeting was adjourned at 8:29 pm.</p>

Monthly Zoom MeetingInformation

<https://zoom.us/j/95746289185>

Meeting ID: 957 4628 9185

One tap mobile

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York)

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