



Stoney Brook HOA Board Meeting
November 16, 2020- 7:00 pm

Agenda Item	Information	Minutes
<p>Welcome Call to Order Establish Quorum</p>	<p>Final Meeting Agenda for Distribution Approval of Minutes to the October 20, 2020 Meeting</p>	<p>The SBHOA Board met in a virtual format. In attendance: -David Rauch, President -Jean Crouse, Secretary -Mary Plant, At Large Member -Danielle Palmer, At Large Member/ACC Representative - Joe Camerata, Treasurer - Alexandra Fernandez, Clubhouse Chairperson - Bill Bach, Grounds Chairperson - Tom Clarke, Pool Chairperson</p> <p>The meeting was called to order at 7:05 pm. The minutes from the October 19, 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 Jean Crouse. The minutes were approved by the board.</p>
<p>President's Report</p>	<p>Updates</p> <ul style="list-style-type: none"> ● Board Positions 2021 	<p><u>Board Positions:</u></p> <ul style="list-style-type: none"> ● There are currently 7 board members to fill the open positions for the new year. <ul style="list-style-type: none"> ○ The following have volunteered for the roles of: <ul style="list-style-type: none"> ■ Tom Clarke- President ■ Joe Camerata- Treasurer ■ Jean Crouse- Secretary ■ Danielle Palmer- ACC Chair ■ Bill Bach- Grounds & Pool ■ Alexandra Fernandez- Clubhouse ■ Michael Vogler- At Large Member ● Luana Cliche will continue on as Social Committee Chair.

		<ul style="list-style-type: none"> ● Kim Chapple will step down from the Welcoming Committee Chair at the end of the year. <ul style="list-style-type: none"> ○ A new committee chair will need to be appointed for next year. Alexandra Fernandez volunteered for the position. <p><u>Zoom Subscription:</u></p> <ul style="list-style-type: none"> ● Dave Rauch will share Zoom account information with the incoming board for use during 2021.
Treasurer's Report	Income and Expense Summary- October 2020 <ul style="list-style-type: none"> ● October Financial Summary 	Joe Camerata summarized the preliminary October Financial Summary. Items of note included: <ul style="list-style-type: none"> ● Bad debt expenses from 410 Vanderwall ● Pool operations due to fence repairs ● Clubhouse expenses for the new HVAC unit Invoices for 2021 HOA dues will be going out prior to the end of the year.
Pool & Clubhouse Reports	Updates	<p><u>Clubhouse:</u> Alexandra Fernandez updated the board on recent rental use of the Clubhouse. The board discussed recycling pick ups and a reminder to put recyclables directly in the bin rather than plastic bags. She is coordinating with Emily Chastine and the cleaning crew to keep on top of cleaning invoices.</p> <p><u>Pool:</u> Dave Rauch shared that the pool cover is on now and pool furniture has been moved to reduce exposure to the elements.</p>
ACC Report	Updates <ul style="list-style-type: none"> ● Design Standards 	<p><u>Update regarding residence not in HOA</u></p> <ul style="list-style-type: none"> ● Mary Plant shared that the residence within Stoney Brook that is not part of the HOA is not required to join the HOA upon transition of ownership. <p><u>Design Standards</u></p> <ul style="list-style-type: none"> ● Mary reviewed the recommended changes to the Design Standards to include: <ul style="list-style-type: none"> ○ Allowing painted brick and stone. ○ Allowing artificial turf or grass in backyards ● Notification to the neighborhood is needed to inform them of the changes to the Design Standards. ● Political signage will need a ⅔ vote of the homeowners to change the current restrictions within the covenants in regards to signs.

		<ul style="list-style-type: none"> The Board will request that CAMGA update the design standards document to be updated into a usable document. <p><u>1001 Mickleton</u></p> <ul style="list-style-type: none"> The board discussed a resident's concerns in regards to communication with potential buyers of the property with information on violations of covenants.
Grounds Report	Updates	<p><u>Tennis Court Resurfacing:</u></p> <ul style="list-style-type: none"> Bill Bach has secured quotes from several companies and will get updates from them for final review before moving forward with the resurfacing project. He'll explore options for resurfacing in consideration of Pickleball play and moving the basketball courts within the fence line. <p><u>Decaying Trees on HOA property:</u></p> <ul style="list-style-type: none"> There are several trees around the Clubhouse that may need to be removed. Bill is securing a quote for their removal. <p><u>Shrubs on Vanderwall:</u></p> <ul style="list-style-type: none"> The board discussed the overgrown shrubs on Vanderwall across from the Clubhouse and will continue to explore options to address the shrubs.
Old Business New Business	<p>New Business:</p> <ul style="list-style-type: none"> Laura Bowman-resident suggestion Suggestion for improvements by trail to lake Holiday Decorations PTC Contest Gazebo Decorations Light Stringing- Sat.11/21 @ 10:00 at Clubhouse Decoration hanging- Sat. 11/28 @10:00 begin at Clubhouse 	<p><u>Resident suggestion:</u></p> <ul style="list-style-type: none"> The board discussed options to improve the lake access property which may include a bench on the setback from the shoreline. <p><u>HOA Holiday Decorations:</u></p> <ul style="list-style-type: none"> The board discussed a contest through the City of Peachtree City in regards to holiday decorations but will not formally participate in the contest. We will add decorations to the gazebo this year to provide additional decorations to the neighborhood. Holiday decorating will begin on Saturday 11/21 at the Clubhouse to add new lights to the garlands. Hanging of the decorations will occur on Saturday 11/28 at 10:00 am. All who are available to assist, please join in.
Adjourn	Next Scheduled Meeting- December 21, 2020	The meeting was adjourned at 8:29 pm.

Monthly Zoom Meeting Information

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

Meeting ID: 957 4628 9185

One tap mobile

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York)

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