



**Stoney Brook HOA Board Meeting**  
February 22, 2021- 7:00 pm

Agenda Item	Information	Notes
<p>Welcome Call to Order Establish Quorum</p>	<p>Final Meeting Agenda for Distribution Approval of <a href="#">Minutes to the January 18, 2021 Meeting</a></p>	<p>The SBHOA Board met in a virtual format. In attendance: - Tom Clarke, President - Danielle Palmer, AAC Chair - Michael Vogler, At Large Member - Joe Camerata, Treasurer - Bill Bach, Grounds Chairperson - Alexandra Fernandez, Clubhouse Chairperson - Lee Mason, Guest Speaker-CAM</p> <p>The meeting was called to order at 7:10 pm.</p>
<p>President's Report</p>	<p>Updates</p> <ul style="list-style-type: none"> <li>● CAM Presentation of services – Guest Speakers <ul style="list-style-type: none"> <li>○ Lee Mason – CAM President</li> <li>○ Brantley Watson – CAM Account Stoney Brook Property Manager</li> </ul> </li> <li>● Board discussion of CAM Services and decision to renew contract</li> <li>● <a href="#">Board Meeting Calendar for 2021</a></li> </ul>	<ul style="list-style-type: none"> <li>● Lee Mason provided an overview of services that CAM provides in relation to property management support.</li> <li>● Following Mr. Mason's presentation, the board discussed the current level of services including the rounds that CAM makes to support the ACC. The board was in agreement that more assistance is needed from CAM to support the ACC.</li> <li>● In terms of CAM's services, the board discussed and recommended a request to extend the services at a rate of \$575 per month or ask for an increase in service to include two rounds of ACC compliance checks at a rate of \$625 per month, the proposed rate increase from CAM. Bill Bach made a motion to accept the increased rate of \$625 given an increase in the frequency of ACC compliance checks to 2x/month. Joe Camerata seconded the motion. Bill Bach will</li> </ul>

		follow up with Lee Mason about the proposed service increase given the new monthly rate.
Treasurer's Report	Income and Expense Summary- January 2021 <ul style="list-style-type: none"> <li>• <a href="#">SBHOA January Financial Statement</a></li> </ul>	<ul style="list-style-type: none"> <li>• Joe Camerata reviewed the current monthly financial statement. He shared that at this time, delinquent fines due to late annual payments are not an accurate reflection of the status of fines owed at this time.</li> <li>• Joe reported that he is working with Brantley Watson at CAM to increase her knowledge in working with the details of budget management.</li> <li>• The current financial situation of the HOA continues to be in a good position.</li> </ul>
Pool & Clubhouse Reports	Updates <ul style="list-style-type: none"> <li>• Pool Service</li> <li>• Food Trucks</li> </ul>	<ul style="list-style-type: none"> <li>• The locks and lockboxes have been changed to ensure appropriate security of the clubhouse. All current board members will get a key for official board use.</li> <li>• Bill Bach and Tom Clarke will begin an inventory of the pool furniture and begin the ordering process in an effort to update the furniture for the spring pool opening.</li> <li>• Bill Bach shared that a food truck (Mad Greek) is scheduled for Thursday March 4. He will post the information on the front entrance sign.</li> </ul>
ACC Report	Updates <ul style="list-style-type: none"> <li>• <a href="#">Review of Violation Letters</a></li> </ul>	<ul style="list-style-type: none"> <li>• Danielle Palmer reviewed the ACC compliance letters to be sent to homeowners who are in violation of the covenants. Additional conversation on specific actions will be held between ACC members for next steps on recurrent violations.</li> </ul>
Grounds Report	Updates <ul style="list-style-type: none"> <li>•</li> </ul>	<ul style="list-style-type: none"> <li>• Bill Bach provided an update on the tennis court resurfacing project. He is still waiting on a projected start date for the project.</li> </ul>
Old Business New Business	<u>New Business:</u> <ul style="list-style-type: none"> <li>• Newsletter suggestions for March distribution</li> </ul>	
Adjourn	Next Scheduled Meeting- March 15, 2021	<ul style="list-style-type: none"> <li>• The meeting adjourned at 8:15 pm.</li> </ul>