



Stoney Brook HOA Board Meeting
April 19, 2021- 7:00 pm

Agenda Item	Information	Minutes
<p>Welcome Call to Order Establish Quorum</p>	<p>Final Meeting Agenda for Distribution Approval of March 2021 Board Meeting minutes</p>	<p>The meeting was called to order by Tom Clarke at 7:08 pm In attendance: Tom Clarke, President Jean Crouse, Secretary Alexandra Fernandez, Clubhouse chairperson Joe Camerata, Treasurer Michael Vogler, At Large Member Danielle Palmer, ACC chairperson Bill Bach, Grounds chairperson Alexandra Fernandez, Clubhouse chairperson</p> <p>Guest Resident: Nancy Shaw</p> <p>A motion was made by Tom Clarke to approve the minutes from the March 15, 2021 meeting. Joe Camerata seconded the motion and all board members approved the minutes.</p>
<p>President's Report</p>	<p>Updates</p> <ul style="list-style-type: none"> ● Basketball court issues <ul style="list-style-type: none"> ○ Nancy Shaw, Resident guest ● Property Management Company Feedback ● Board Member Recruitment ● Board Meeting Calendar for 2021 	<p>Basketball Court Issues:</p> <ul style="list-style-type: none"> ● Tom Clarke summarized the current issues that surround the basketball courts including vandalism, garbage, alcohol use, loitering and late-night noise. ● Nancy Shaw joined the meeting to help discuss and brainstorm the issues as a neighbor who lives nearby. She shared her experiences that have occurred over the years and interactions with non-residents who are using the courts. One resident's name is being used as the "resident" who is hosting the non-residents but the resident is not always in attendance. She suggested potential options including a HOA membership card.

		<ul style="list-style-type: none"> The board discussed the issues including involvement of the PTC police to address a trespassing issue on private property, installation of a fence which requires a card or number to access the court, The board discussed how best to address the issue and possible solutions including a bulletin to residents to inform of the issues (email and hardcopy), taking down the hoops and the securement of a private security firm. A letter to residents was discussed to inform residents of the issue and requirements to use the courts. The board discussed increasing the lights and security cameras around the clubhouse as well as possible increase of cameras to include an audio component. Tom Clarke suggested (1) letter to residents informing them of the issues and restrictions (2) Contact police if the crowds and loitering becomes unmanageable- more than 10 or if unlawful behavior is occurring (3) be consistent and firm in responding to issues. The board will work with the Property Management Company to research camera upgrades and signage. <p>Property Management Company Feedback:</p> <ul style="list-style-type: none"> Tom Clarke asks for feedback from board members regarding concerns with the current property management companies. Board members are asked to email Tom with feedback for follow up.
Treasurer's Report	<p>Income and Expense Summary- March 2021</p> <ul style="list-style-type: none"> SBHOA March Financial Statement 	<p>Joe Camerata summarized the March financial statement and pointed out an outlier in the exterminator fees that were past due. No additional concerns were worth noting. All residents are up to date with HOA fees with one exception.</p>
Pool & Clubhouse Reports	<p>Updates</p> <ul style="list-style-type: none"> Tennis Court resurfacing update 	<p>Bill Bach provided an update on the Tennis Courts. The courts have been finished and look nice. We are still waiting on a final invoice for payment. He is awaiting additional information with written recommendations for maintenance of the courts. Bill shared that this will be his last board meeting since they will be moving out of the neighborhood.</p> <p>Alexandra Fernandez shared that she will be stepping down from the board as she and her family will be moving out of the neighborhood.</p>
ACC Report	<p>Updates</p> <ul style="list-style-type: none"> ACC Requests, Approvals and Violations 	<p>Danielle Palmer provided updates regarding pending ACC requests and issues. Violation letters have been sent out and some changes have been made in the neighborhood.</p>

Grounds Report	Updates <ul style="list-style-type: none"> • 	Bill Bach shared that Ivy Green has updated the flowers at the front entrance. Tom Clarke will work on ordering the additional pool furniture and will reach out to the pool maintenance company to schedule a start up for the summer.
Old Business New Business	New Business: <ul style="list-style-type: none"> • Signage for SB359? • Board Member Recruitment 	Alexandra Fernandez printed several signs around the clubhouse. The board will work with the property management company to order additional signage. Bill Bach shared that Sign-o-rama (Newnan) can make signs for the neighborhood, which may be an option for the basketball hoops. Tom Clarke will email Bill with specific wording for signage around the clubhouse. Board Member Recruitment: Tom Clarke discussed the need to fill vacant board positions. He will reach out to the property management company to gain additional guidance regarding vacant board positions.
Adjourn	Next Scheduled Meeting- May 17, 2021	The meeting was adjourned at 8:20 pm.