



Stoney Brook HOA Board Meeting
May 17, 2021- 7:00 pm

Agenda Item	Information	Notes
Welcome Call to Order Establish Quorum	Final Meeting Agenda for Distribution Approval of April 2021 Board Meeting minutes	The meeting was called to order by Tom Clarke at 7:02 pm In attendance: Tom Clarke, President Jean Crouse, Secretary Joe Camerata, Treasurer Michael Vogler, At Large Member Danielle Palmer, ACC chairperson A motion was made by Tom Clarke to approve the minutes from the April 19, 2021 meeting. Joe Camerata seconded the motion and all board members approved the minutes.
President's Report	Updates <ul style="list-style-type: none"> ● Board Resolution- Common Areas ● Board Meeting Calendar for 2021 	*The board reviewed a resolution drafted and proposed to limit the congregation of large groups and reduce trespassing on the common areas of the HOA property. The board discussed follow up procedures to enact the resolution including the communication of the resolution. The board discussed options to ensure that residents are informed of the resolution as well as revised design standards. Options include temporary and permanent posting of the resolution near the clubhouse in a binder or on a posted sign. Garbage continues to be an issue on the basketball court grounds. Michael Vogler made a motion to accept the resolution as drafted. Danielle Palmer seconded the motion. All board members voted in favor of the resolution. Tom Clarke will follow up with Lee Mason at CAMGA on the communication of the resolution to the homeowners.
Treasurer's Report	Income and Expense Summary- April 2021 <ul style="list-style-type: none"> ● SBHOA April Financial Statement 	*Joe Camerata reviewed the SBHOA financial statement for April. Joe reviewed highlights for the board to review including the final amount for the tennis court resurfacing. In addition, he provided an update on outstanding fines and fees recently received by the association.

Pool & Clubhouse Reports	<p>Updates</p> <ul style="list-style-type: none"> ● Welcoming Committee Chair - replacement <ul style="list-style-type: none"> ○ Resale Report ○ New Residents-Key distribution ○ Pool Opening 	<p>*The tennis court resurfacing project was completed and the courts have received favorable reviews from residents.</p> <p>*The board discussed the challenges in receiving notification of new residents in order to properly welcome them to the neighborhood. The board discussed securing a list of new residents from CAMGA to ensure that we are informed of new residents.</p> <p>*The pool is scheduled to open on Sunday May 30.</p> <p>*The board is still in need of a pool and clubhouse chairperson. In the meantime, Danielle Palmer will assist with management of the clubhouse until a new volunteer can be secured.</p>
ACC Report	<p>Updates</p> <ul style="list-style-type: none"> ● ACC Requests, Approvals and Violations 	<p>*The board discussed specific residences and the status of ACC violations.</p> <p>*Danielle Palmer provided an update on current violations. She reported that there have been improvements at the properties previously cited for violations.</p>
Grounds Report	<p>Updates</p>	<p>*The board discussed the issue of garbage at the clubhouse and the need to ensure the clubhouse garbage can is made available for regular trash pick up.</p> <p>*The board is still in need of a volunteer for the Ground chairperson.</p>
Old Business New Business		<p>*To work more efficiently with our property management group, the board will put together a shared Google document to identify areas of need and support from the property management company.</p>
Adjourn	<p>Next Scheduled Meeting- June 21, 2021</p>	<p>The board meeting was adjourned at 7:58 pm.</p>