



Stoney Brook HOA Board Meeting
June 21, 2021- 7:00 pm

Agenda Item	Information	Minutes
<p>Welcome Call to Order Establish Quorum</p>	<p>Introductions- New Board Member- Payal Kapoor Approval of May 2021 Board Meeting minutes</p>	<p>The meeting was called to order by Tom Clarke at 7:06 pm In attendance: Tom Clarke, President Jean Crouse, Secretary Joe Camerata, Treasurer Danielle Palmer, ACC chairperson Michael Vogler, At-Large Board Member Payal Kapoor, new board member Introductions were made including our newest board member, Payal Kapoor. Tom Clarke made a motion to approve the minutes from May 17, 2021. 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"> ● Board Resolution- Common Areas- next steps ● Board Meeting Calendar for 2021 	<p>Tom Clarke summarized past issues surrounding the common areas particularly the basketball courts including loitering and underage drinking. Payal Kapoor shared that she recently observed police presence to help address a recent issue. A Board Resolution has been drafted by CAMGA and was approved by the board at the last meeting to address the loitering in common areas. A letter will be drafted by Tom and sent to homeowners to inform them of the board resolution.</p>
<p>Treasurer's Report</p>	<p>Income and Expense Summary- May 2021</p> <ul style="list-style-type: none"> ● SBHOA May Financial Statement 	<p>Joe Camerata reviewed the May financial statement and pointed out variances in the budget. He shared an update on the budget including an overage on the outdoor pool furniture. All other items are in line with the current year budget.</p>

		<p>Joe shared that most collections are up to date with the exception of 1 homeowner. We will receive the second installment of homeowner fees by the end of July from many residents.</p> <p>He summarized the current account balances for the association.</p>
Pool & Clubhouse Reports	<p>Updates</p> <ul style="list-style-type: none"> ● Welcoming Committee <ul style="list-style-type: none"> ○ Resale Report- May 2021 	<p><u>Welcoming Committee:</u> With an increase in new residents, Danielle has been following up to help ensure they have keys to common areas. She is working with CAM to ensure that she is informed when property changes ownership.</p> <p><u>Clubhouse:</u> Danielle Palmer has been filling in as Clubhouse Chairperson following a vacancy in the position. She has agreed to step into the position on a regular basis, therefore the position is no longer vacant. Danielle made some suggestions for improvements to the clubhouse including additions to the kitchen and chair covers. She is willing to continue on the clubhouse committee to help support management of the clubhouse. She will look into options for purchasing table linens and chair covers. Joe Camerata made a motion to move forward with the purchase of table coverings and chair covers. Jean Crouse seconded the motion. The board voted in favor of the new purchases. Danielle is also looking into garbage can options to encourage users of common areas to dispose of trash properly. The locks at both the pool and tennis courts need updating to ensure proper security. Danielle will look into options for new locking mechanisms.</p>
ACC Report	<p>Updates</p> <ul style="list-style-type: none"> ● ACC Requests, Approvals and Violations 	<p>Danielle Palmer provided updates on new residents and improvements to properties within Stoney Brook.</p> <p>Danielle has been working with the several homeowners to help them with the information they need to make improvements to the property. She has been working with CAM to follow up on violations and fee collections.</p>
Grounds Report	<p>Updates</p> <ul style="list-style-type: none"> ● Light bulb replacement- front entrance right side 	<p>Tom Clarke reported that the pool has been open and neighborhood teens have been working to help maintain the pool during summer use. Pool furniture has been ordered and should arrive within the next few weeks.</p> <p>In regards to HOA property maintenance, Ivy Green may need periodic guidance on trimming hedges around the community.</p>

		Tom will follow up on the light bulb replacement needs for the front entrance.
Old Business New Business	<p><u>Old Business:</u></p> <ul style="list-style-type: none"> ● CAMGA Assistance Needs <p><u>New Business:</u></p> <ul style="list-style-type: none"> ● Ideas for Summer Newsletter ● New Board Member- Payal Kapoor ● Social Opportunities 	<p>Danielle Palmer reported that interactions with our new property management representative has been positive and beneficial. Danielle brought an idea to the board regarding a community garage sale.</p> <p><u>Newsletter Ideas:</u></p> <ul style="list-style-type: none"> ● Welcome to our new neighbors of Stoney Brook <p><u>New Board Member:</u> The board voted in favor of approval of the addition of Payal Kapoor as our newest Stoney Brook board member. Payal will serve on the Clubhouse and ACC committees.</p> <p><u>Social Opportunities:</u> The board discussed social opportunities for the neighborhood. The board will begin preparations for a Halloween parade and get-together.</p>
Adjourn	Next Scheduled Meeting- July 19, 2021	<p>The meeting was adjourned at 8:20 pm.</p> <p>*Our next meeting will be held in the Stoney Brook clubhouse.</p>