



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

Agenda Item	Information	Notes
<p>Welcome Call to Order Establish Quorum</p>	<p>Approval of June 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, At-Large board member A motion was made by Tom Clarke to approve the minutes. The motion was seconded by Danielle Palmer. All board members voted in approval of the minutes.</p>
<p>President's Report</p>	<p>Updates</p> <ul style="list-style-type: none"> ● Board Resolution- Notice to residents ● Board Meeting Calendar for 2021 	<ul style="list-style-type: none"> ● Tom Clarke shared that he is working with Brenda Patterson from CAMGA on a cover letter and final draft of the board resolution regarding common spaces discussed last month to communicate with residents regarding the new resolution. Once finalized, the information will be sent to homeowners via mail. ● The board discussed issues that have occurred during the summer regarding the common areas including the basketball courts and security issues with the pool and tennis courts.
<p>Treasurer's Report</p>	<p>Income and Expense Summary- June 2021</p> <ul style="list-style-type: none"> ● SBHOA June Financial Statement 	<ul style="list-style-type: none"> ● At the time of the meeting, the board had not yet received a financial report from CAMGA to review at the meeting. ● No financial issues are pressing at this time.
<p>Pool & Clubhouse Reports</p>	<p>Updates</p> <ul style="list-style-type: none"> ● Review quote for courts/pool gate repairs ● Review security options 	<ul style="list-style-type: none"> ● The pool furniture order arrived and will be put out by the pool for residents to use. ● Danielle Palmer secured a quote to address security issues at the pool and tennis court. The board also discussed additional sources of security including more or updated cameras, a lock box covering the tennis courts light box and adjusting the timing of the security light in the parking lot.

		<ul style="list-style-type: none"> ○ Joe Camerata made a motion to approve the quote secured. Michael Vogler seconded the motion. The board is in agreement with moving forward with the quoted services. ○ Danielle Palmer will follow up on the action items as discussed. ● The board discussed working with our pool service to identify surface cracks on the bottom of the pool due to expressed concerns by a resident and making repairs in a timely manner to prevent injuries to residents. <ul style="list-style-type: none"> ○ Due to current concerns with the surface of the pool, the board discussed closing the pool until current concerns can be addressed and to provide signage to notify homeowners of the current concerns. ○ The board will begin securing quotes for replastering the pool.
ACC Report	Updates <ul style="list-style-type: none"> ● ACC Requests, Approvals and Violations 	<ul style="list-style-type: none"> ● Danielle Palmer reviewed current ACC requests that have been submitted and reviewed by the ACC. ● No current issues require additional follow up at this time. ● Michael Vogler shared a current issue with the Fayette County Water System and potential impact to homeowners. Tom Clarke will reach out to Lee Mason at CAMGA to be proactive in communicating with the Fayette County Water System on any potential future impact to the neighborhood.
Grounds Report	Updates <ul style="list-style-type: none"> ● Message board ideas (Crouse) 	<ul style="list-style-type: none"> ● Message Board ideas: <ul style="list-style-type: none"> ○ When school starts, put signage regarding being safe on the roads when school resumes. ● Joe Camerata expressed concerns regarding weeds and shrub overgrowth that are growing in the front entrance. The board will communicate with Ivy Green regarding the plants and needed trimming.
Old Business New Business	Old Business: <ul style="list-style-type: none"> ● Website updates; email forwarding New Business: <ul style="list-style-type: none"> ● Neighborhood Yard Sale (Palmer) 	<ul style="list-style-type: none"> ● The board is continually updating the website to be accessible by residents. Jean Crouse will work on testing the email addresses and contact information for HOA board members through the website and make adjustments as needed. ● The board discussed a resident's request for a neighborhood yard sale. At this time, the board is not interested in organizing a neighborhood yard sale but residents can join together as they are interested. ● The board began discussions to plan for a neighborhood Halloween pizza and parade kickoff on October 31.
Adjourn	Next Scheduled Meeting- August 16, 2021	<ul style="list-style-type: none"> ● The meeting adjourned at 8:31 pm.