



Stoney Brook HOA Board Meeting
August 16, 2021- 7:00 pm

Agenda Item	Information	Notes
<p>Welcome Call to Order Establish Quorum</p>	<p>Approval of July 2021 Board Meeting minutes</p>	<p>The board met via Zoom video conference. The meeting was called to order by Tom Clarke at 7:05 pm <u>In attendance:</u> Tom Clarke, President Jean Crouse, Secretary Danielle Palmer, ACC chairperson Michael Vogler, At-Large Board Member Payal Kapoor, At-Large Board member A motion was made by Jean Crouse to approve the minutes. The motion was seconded by Tom Clarke. All board members voted in approval of the minutes.</p>
<p>President's Report</p>	<p>Updates</p> <ul style="list-style-type: none"> ● Updated Board Resolution ● Board Meeting Calendar for 2021 	<p>The board discussed the letter prepared for CAMGA to communicate the proposed resolution to homeowners. The primary objective is to communicate with homeowners regarding a resolution that allows law enforcement to address trespassing on common areas. The board discussed adding language to cover all forms of loitering that may occur in the common areas. The board will refine the language of the resolution based on feedback from board members to be more comprehensive and revisit the resolution for a vote. The timeline for revision was set for one week from today (August 23).</p>
<p>Treasurer's Report</p>	<p>Income and Expense Summary- August 2021</p> <ul style="list-style-type: none"> ● SBHOA July Financial Statement 	<p>Joe Camerata was unable to participate in the meeting to review July's financial statement.</p>
<p>Pool & Clubhouse Reports</p>	<p>Updates</p> <ul style="list-style-type: none"> ● Update on security measures ● Pool closure date 	<p>Danielle Palmer shared updates regarding loitering in the common areas and the current status of the lights on the tennis courts. Danielle has explored security camera options with the assistance of Brenda Patterson at CAMGA. She is gathering information on several options for the board to consider to increase the security of common areas. In regards to the lights on the tennis court, a mechanism can be installed to limit the hours of the lights but is also open to tampering. Currently, the breaker to the tennis court lights have</p>

		<p>been shut off to reduce loitering opportunities. Danielle also proposed the idea of moving the light switch to a different location to reduce tampering. Danielle will request that a timer for the parking lot lights be installed as well. The board discussed the need for consistency in language across all communication sources (website, posted signs, etc.).</p> <p>Tom Clarke proposed the date of Sunday September 12 for closure of the pool for the year. He will work with the pool maintenance company to begin preparations for the pool closure.</p> <p>Danielle Palmer brought to the board the issue of potential revision of the Clubhouse rental contract to define the parameters and time frame of an event.</p>
ACC Report	<p>Updates</p> <ul style="list-style-type: none"> • ACC Requests, Approvals and Violations • Property Resale Report 	<p>Danielle Palmer brought an ACC request to the board from a resident on Stonington Road. She suggested that the board review the request in its entirety given the extent of the request. The request may require phases of approval from the ACC.</p>
Grounds Report	<p>Updates</p> <ul style="list-style-type: none"> • Message board ideas 	<p><u>Message board ideas:</u> Pool closure date; Labor Day; Drive as if the kids who live here are yours!</p>
Old Business New Business	<ul style="list-style-type: none"> • Social: Halloween Pizza and Parade 	<p>As October gets closer, the board will discuss plans for the Halloween social and parade.</p>
Adjourn	Next Scheduled Meeting- September 20, 2021	The meeting was adjourned at 8:08 pm.