



Stoney Brook HOA Board Meeting
September 20, 2021- 7:00 pm

Agenda Item	Information	Notes
<p>Welcome Call to Order Establish Quorum</p>	<p>Approval of August 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 Joe Camerata, Treasurer Danielle Palmer, ACC chairperson Payal Kapoor, At-Large Board member Michael Vogler, At-Large Board Member A motion was made by Joe Camerata to approve the minutes. The motion was seconded by Jean Crouse. The minutes were approved by the board.</p>
<p>President's Report</p>	<p>Updates</p> <ul style="list-style-type: none"> ● Updated Board Resolution ● Select Date for Annual Meeting ● Recruitment of New Board Members ● Board Meeting Calendar for 2021 	<p><u>Updated Board Resolution</u> Tom Clarke asked for input regarding activity at the HOA facilities. In terms of teens gathered in the evenings, the activity level has lessened recently. Jean Crouse expressed that even with lessened activity, the board resolution needs to continue to help reduce future disturbances.</p> <p><u>Date For Annual Meeting</u> The board selected Monday November 8th for the annual HOA board meeting. The board discussed the method of the meeting and agreed to hold the meeting via Zoom at 7:00 pm. Joe Camerata will prepare a draft budget for the board to review. Jean Crouse will prepare a draft notice to homeowners for the annual meeting to provide to the board members for review.</p> <p><u>Board Member Recruitment</u> The board discussed the need for new board members to fill the slate of the new 2022 board. Michael Vogler, Danielle Palmer and Payal Kapoor expressed their willingness to stay on the board for 2022. Tom Clarke, Joe Camerata, Jean Crouse expressed their intent to step down at the end of the 2021 year. Michael Vogler expressed concern that there may not be enough volunteers and what</p>

		<p>would happen if we don't get volunteers.</p> <p>Joe Camerata shared that we may need to reach out to CAMGA for guidance on the implications of a board that doesn't meet the minimum.</p> <p>The board discussed actively recruiting homeowners to serve on the SBHOA board through newsletters, the message board, phone calls, personal contacts, etc.</p> <p>The board discussed the reimbursement of HOA fees to board members who hold positions including President, Secretary, Treasurer, ACC Chairperson, Pool & Clubhouse Chairperson, and Grounds Chairperson.</p>
Treasurer's Report	<p>Income and Expense Summary- September 2021</p> <ul style="list-style-type: none"> • SBHOA August Financial Statement 	<p>Joe Camerata reviewed the August Financial Statement. He pointed out areas in which we may be over and under budget. There may be room to accommodate budget areas where we have gone over budget (such as pool furniture).</p> <p>Joe believes our year-end budget will even out once all expenses are completed.</p> <p>Tom Clarke added that the board will need to make a decision regarding a permanent pool plaster repair which may impact the budget for 2021 or 2022.</p> <p>Joe Camerata recommended that the resurfacing project of the pool (approximately \$15,000) be added to the proposed 2022 budget.</p> <p>Tom Clarke will reach out to the pool company to get on their schedule for plaster replacement in the pool.</p>
Pool & Clubhouse Reports	<p>Updates</p> <ul style="list-style-type: none"> • Update on security measures • Discuss Clubhouse Rental Hours & Expectations 	<p><u>Pool Updates:</u></p> <p>Tom Clarke discussed the issue of covering the pool furniture to reduce pollen build up on the furniture. He will purchase tarps to cover the furniture.</p> <p>The board discussed whether to keep the bathrooms open while the pool is closed. The board agreed that the bathrooms should remain locked during the pool off- season.</p> <p><u>Security Measures Updates:</u></p> <p>Danielle Palmer provided an update on security measures which have contributed to a reduction of off-hours and non-resident usage.</p> <p>She is still working on securing quotes to address additional measures.</p> <p><u>Clubhouse Updates:</u></p> <p>Housekeeping will continue on a monthly basis and around event usage.</p> <p>The Covid-19 warning signs need to be replaced.</p> <p>The board discussed that the garbage cans need to be placed out by the curb following an event and needs to be added to the rental contract.</p> <p>Tom Clarke recommended removal of the recycling container as it is frequently used for trash. An additional garbage can may be needed.</p> <p>Danielle Palmer shared that there is an ongoing concern regarding the use of the garbage cans</p> <p>Payal Kapoor shared a recent experience in which noise from a recent event at the Clubhouse. Music and noise from the clubhouse and parking lot went on into the night after midnight. Police were called yet the noise level continued.</p> <p>Payal expressed concerns about respecting fellow neighbors when using the clubhouse.</p> <p>Danielle Palmer shared concerns regarding a recent event and differing expectations of</p>

		<p>noise, loitering, etc.</p> <p>The board discussed reaching out to CAMGA for information regarding parameters in the common use of the clubhouse to find a balance between use of the clubhouse and the respect of the neighbors in the surrounding homes. Tom Clarke will reach out to CAMGA for guidance on the manner.</p>
ACC Report	<p>Updates</p> <ul style="list-style-type: none"> ● ACC Requests, Approvals and Violations ● Property Resale Report <ul style="list-style-type: none"> ○ Welcome new residents 	<p><u>ACC Requests:</u></p> <p>Danielle Palmer provided an update on a homeowner's plans to update the home at 124 Stonington. To date, Danielle believes they are acting within the parameters of the design standards and the ACC guidelines.</p> <p>An additional request on Mickleton Lane and Haddington Lane was approved to update landscaping and tree removal on the properties.</p> <p>Payal Kapoor shared a current tree issue on their property as well as guidance on a request for a path to the golf cart trail behind their house.</p> <p>A resident expressed concerns regarding landscaping violations and was invited to come to the meeting but did not attend.</p>
Grounds Report	<p>Updates</p> <ul style="list-style-type: none"> ● Message board ideas 	<p>Upcoming message boards will include requests for board members and the upcoming Halloween event.</p>
Old Business New Business	<ul style="list-style-type: none"> ● Social: Halloween Pizza and Parade ● Fall Newsletter Ideas 	<p><u>Halloween Pizza and Parade</u></p> <p>The board will coordinate the event to encourage residents to socialize prior to trick or treating. Payal Kapoor and Jean Crouse will coordinate the arrangements for the event.</p> <p><u>Fall Newsletter Ideas</u></p> <p>Payal will share ideas with Jean for the fall newsletter.</p>
Adjourn	Next Scheduled Meeting- October 18, 2021	The meeting was adjourned at 8:39 pm.