



Stoney Brook HOA Board Meeting
October 25, 2021- 7:00 pm

Agenda Item	Information	Notes
<p>Welcome Call to Order Establish Quorum</p>	<p>Approval of September 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 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 Payal Kapoor. The minutes were approved by the board.</p>
<p>President's Report</p>	<p>Updates</p> <ul style="list-style-type: none"> ● Board Resolution-Update ● Preparations for Annual Meeting- Nov. 8 ● Recruitment of New Board Members ● Board Meeting Calendar for 2021 	<p>Tom Clarke finalized the Board Resolution to be signed by board members and distributed to residents within the next few days.</p> <p>Tom will update the slide presentation for the annual homeowner's meeting and will share the presentation with current board members for input and revisions.</p> <p>Tom provided an update that one person has expressed interest in a board position (Richard Cardswell). Steve Gunderson, new resident, also expressed interest in joining the board. Jean Crouse will send out an email blast prior to the annual meeting and will have a sign up sheet at the Halloween social to recruit new members.</p>
<p>Treasurer's Report</p>	<p>Income and Expense Summary- September 2021</p> <ul style="list-style-type: none"> ● SBHOA September Financial Statement 	<p>Joe Camerata reviewed the current budget and made note of variations in the budget. He pointed out different items in the budget where expenditures were more than expected as well as items that are currently under budget. There is a modest improvement in the forecast for the budget. From a budget perspective, he anticipates a favorable balance at the end of 2021. Given limited expense on pine straw this year, Joe recommended expenditure in this area prior to the end of the year.</p>
<p>Pool & Clubhouse Reports</p>	<p>Updates</p> <ul style="list-style-type: none"> ● 	<p>Danielle Palmer was unable to attend. There were no new updates regarding the Pool and Clubhouse</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>The board reviewed the Property Resale Report. There are two new residents in Stoney Brook since August 2021. No ACC requests were reviewed.</p>
Grounds Report	<p>Updates</p> <ul style="list-style-type: none"> ● Front Entrance Irrigation ● Pinestraw and Bark Refresh 	<p>The board discussed areas of improvement with the front entrance including bark, pinestraw and plant refreshing that can be included in the 2021 budget. Jean and J.T. Crouse will follow up with the irrigation challenges in the front entrance and determine next steps for fixing the irrigation.</p>
Old Business New Business	<ul style="list-style-type: none"> ● Social: Halloween Pizza and Parade <ul style="list-style-type: none"> ○ Need volunteers for Sunday 10/31 ○ Pizza, Drinks, Parade leader ● Holiday Decorations <ul style="list-style-type: none"> ○ Need Clubhouse 11/21-11/24 to stage/hang decorations; Volunteers 	<p>Halloween Social- Pizza & Costume Parade Sunday October 31 at 5:00 pm</p> <p>Payal Kapoor called around for pizza options from Dominoes with options for delivery. She will order the pizzas for delivery and purchase cookies/cupcakes for the event. Tom and Jean will bring a cooler with ice for drinks. Volunteers to help with set up should arrive between 4 and 4:30.</p> <p>Holiday Decorations</p> <p>Jean Crouse will work with Danielle Palmer on securing the clubhouse for preparation of the Holiday Decorations Sunday November 21 - 1:00 pm- Any volunteers available should meet at the clubhouse to lay out the Holiday Decorations in the Clubhouse and begin hanging them at the front entrance.</p>
Adjourn	Next Scheduled Meeting- November 22, 2021	The board meeting adjourned at 7:45 pm.