



Stoney Brook HOA Board Meeting
November 29, 2021- 7:00 pm

Agenda Item	Information	Minutes
<p>Welcome Call to Order Establish Quorum</p>	<p>Approval of October 2021 Board Meeting minutes</p>	<p>The board met via Zoom video conference. The meeting was called to order by Tom Clarke at 7:02 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 Lynn Bianco- Guest Resident A motion was made by Tom Clarke to approve the minutes. The motion was seconded by Joe Camerata. The minutes were approved by the board.</p>
<p>President's Report</p>	<p>Updates</p> <ul style="list-style-type: none"> ● Follow- Up Annual Meeting <ul style="list-style-type: none"> ○ Minutes Additions ○ Guest: Lynn Bianco regarding Board Resolution enforcement ● New SBHOA Board- Next Steps <ul style="list-style-type: none"> ○ Welcome to Michelle Stewart, Richard Carswell and Sameer Kapoor ● Board Meeting Calendar for 2021 	<p>Guest Resident- Board Resolution Lynn Bianco provided feedback regarding the website and the need to update the website to improve communication. Lynn also reviewed a written response regarding the most recent board resolution. He expressed concerns regarding enforcement of the board resolution.</p> <p>Tom Clarke shared input received from our attorney, Lee Mason regarding the drafting of the resolution. He shared situations at the clubhouse that led to the board resolution. Tom expressed that the intent was not for residents to confront persons loitering at the clubhouse but to provide an ordinance in which can be enforced by PTC police. The board shared historical challenges of the neighborhood with loitering at the clubhouse. Mr. Bianco provided suggestions for calling the non-emergency Police number (770-461-HELP (4357)) to report situations with details (descriptions of vehicles, etc.) that may be illegal. He shared the address of the clubhouse and encouraged residents to be informed of the clubhouse address (101 Stonington Drive). Payal Kapoor added that over the last holiday break she saw</p>

		<p>that there was reasonable use of the clubhouse parking lot/basketball court with no disrespectful behaviors observed.</p> <p>New SBHOA Board Members- We will invite the new members to the board for the December meeting and discuss the roles of the board members. To support improvement in communications through the website, the next Secretary will need to make updates to the email links.</p>
Treasurer's Report	<p>Income and Expense Summary- October 2021</p> <ul style="list-style-type: none"> ● SBHOA October Financial Statement 	<p>Joe Camerata reviewed the October financial statement. He shared that not much has changed from the previous month in terms of the budget or expenditures. Expenditures between now and the end of the year will be minimal. He anticipates that the ending reserve will be a little higher than anticipated. Tom Clarke discussed the potential of instituting a "new homeowner fee" as a means of raising funds for the HOA. Michael Vogler shared a historical perspective of discussion on the topic. Payal Kapoor added that the bylaws would need to be amended and communication/coordination with CAMGA would be required. Tom will follow up with Brenda Patterson regarding whether any other HOAs in the area collect such a fee.</p>
Pool & Clubhouse Reports	<p>Updates</p> <ul style="list-style-type: none"> ● 	No updates at this time.
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 	Danielle Palmer was unable to attend the meeting, therefore no ACC updates were provided.
Grounds Report	<p>Updates</p> <ul style="list-style-type: none"> ● Front Entrance- Plants along PTC Parkway ● Pinestraw and Bark Refresh 	<p>Jean Crouse added that the plants along the front entrance appear to be dead and may need to be replaced in the Spring.</p> <p>Payal Kapoor asked about who to contact if a dead deer is found in the neighborhood. Michael Vogler shared that the point of contact is the Public Works department of the City of Peachtree City.</p> <p>Joe Camerata shared that we previously used B&N Pinestraw in May 2020 as a pinestraw service provider.</p>

Old Business New Business		
Adjourn	Next Scheduled Meeting- December 20, 2021	The meeting was adjourned at 7:46 pm.