



Stoney Brook HOA Board Meeting
December 27, 2021- 7:00 pm

Agenda Item	Information	Notes
<p>Welcome Call to Order Establish Quorum</p>	<p>Approval of November 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 Michael Vogler, At Large Board member Danielle Palmer. AAC Chairperson Richard Carswell, New Board Member</p> <p>A motion was made by Tom Clarke to approve the minutes. The motion was seconded by Michael Vogler. The minutes were approved by the board</p>
<p>President's Report</p>	<p>Updates</p> <ul style="list-style-type: none"> ● 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 <ul style="list-style-type: none"> ○ Revise for 2022 	<p>Tom Clarke reviewed the current board positions and noted vacancies in several positions. The Welcoming Chair, currently filled by Danielle, is a position that could use a new member. Tom shared that the President position is currently vacant. Danielle Palmer would be willing to serve in the role as President and Clubhouse Chairperson, which would leave a vacancy in the ACC Chair role. Michael Vogler would prefer to continue to serve as At-Large member. The role of Secretary, Grounds, and ACC Chair are roles that would need to be filled. Richard Carswell is willing to serve as Treasurer or Grounds Chairperson. Richard Carswell agreed to serve as Treasurer as it is a key role on the board. Tom will reach out to Sameer Kapoor and Michelle Stewart to determine their willingness to serve in the open positions. Tom will serve as At-Large Member as well as help out with the Pool. Jean Crouse pointed out that the incoming Secretary will need assistance with updating the website, particularly with the email addresses to contact board members.</p>

		The board discussed the role of CAMGA to support the website and forwarding emails to the appropriate board members. Tom Clarke will reach out to CAMGA to see if they can be of assistance in updating the website.
Treasurer's Report	Income and Expense Summary- October 2021 <ul style="list-style-type: none"> • SBHOA November Financial Statement 	Joe Camerata was unable to attend the meeting but provided input to the board prior to the meeting. HOA Dues are starting to roll in and the budget for 2021 continues to be on track. Danielle Palmer added that there will also be some checks coming in from clubhouse rentals.
Pool & Clubhouse Reports	Updates <ul style="list-style-type: none"> • 	Danielle updated the board on repairs to the lights at the clubhouse. There have been a couple of rentals recently including a recurring rental for music practice. Danielle shared that the calendar documenting Clubhouse rentals is not updated to issues identified by CAMGA.
ACC Report	Updates <ul style="list-style-type: none"> • ACC Requests, Approvals and Violations 	The board discussed emails to the ACC and made a revision to the current practice by having ACC requests be sent to Brenda Patterson with CAMGA and the ACC Chair. Danielle Palmer reviewed the status of current ACC outstanding requests from 2 residences (one on Stonington Drive and one on Whitcomb Hill).
Grounds Report	Updates <ul style="list-style-type: none"> • Pinestraw Refresh- Thank you Joe for coordinating • Holiday Decorations Take Down- Saturday January 9, 2022 @ 10:00 am 	Jean Crouse thanked Joe Camerata for coordinating the refreshment of Pinestraw around the clubhouse and front entrance. She also identified a date to take down the front entrance holiday decorations and requested assistance with the process.
Old Business New Business		
Adjourn	Next Scheduled Meeting- January 17, 2022	The meeting adjourned at 7:38 pm.