



Minutes - Stoney Brook HOA Board Meeting

February 21, 2022 - 7:00 pm

Agenda Item	Information	Notes
Welcome Call to Order Establish Quorum	Approval of January 17, 2022 Board Meeting minutes	The board met in person and via video and audio conference. The meeting was called to order at 7:03 pm <u>In attendance:</u> <ul style="list-style-type: none"> • Danielle Drouin Palmer, President, Clubhouse Chair, ACC Member • Michelle Stewart, Secretary • Richard Carswell, Treasurer • Sameer Kapoor, ACC Chairperson (Zoom) • Tom Clarke, Pool Chairperson, ACC Member • Michael Vogler, At Large Board member
President's Report	<ul style="list-style-type: none"> • HOA initiation fee 	<ul style="list-style-type: none"> • Completed resolution in early Feb.
Treasurer's Report	Income and Expense Summary - January 2022 <ul style="list-style-type: none"> • SBHOA 	<ul style="list-style-type: none"> • Richard pointed out a few observations on January expenses (water/sewer bill seems high). Action item to look into the water/sewer usage (month over month trend for year). [Richard]
Pool & Clubhouse Reports	<ul style="list-style-type: none"> • camera system update • Electrical/lighting repairs at tennis court [pending] • permanent relocation of Christmas decorations 	<ul style="list-style-type: none"> • Camera assessment resulted in recommendation to redirect existing cameras to ingress/egress & purchase high resolution, wireless, night vision camera for parking. Will require new Wifi mesh. • Electrician service visit in Feb to evaluate two electrical issues. • Discussed decoration storage relocation (pros/cons). Action item to evaluate amount of decoration material, available spaces & cost. [Tom & Danielle]
ACC Report	<ul style="list-style-type: none"> • ACC Requests, Approvals and Violations 	<ul style="list-style-type: none"> • Discussed ACC report.

Grounds Report	<ul style="list-style-type: none"> • Fallen tree in cemetery near 508 Haddington Ln 	Action item to inquire of PTC who would be responsible for removal. [Danielle]
Old Business New Business	<ul style="list-style-type: none"> • Short-term leasing concerns • Graduation Banner • Newsletter topics • Best of PTC award 	<ul style="list-style-type: none"> • Short-term leases do not add value to the community or neighborhood. PTC has discussed short-term leasing concerns too. [Michael to follow up] • Action item to plan the high school banner. [Michelle] • Refer to previous Spring newsletters for content. • HOA does not purchase the actual award.
Adjourn	Next Scheduled Meeting - March 21, 2022	The meeting adjourned at 8:15 pm.