



Minutes - Stoney Brook HOA Board Meeting

March 21, 2022 - 7:08 pm

Agenda Item	Information	Notes
Welcome Call to Order Establish Quorum	Approval of February 21, 2022 Board Meeting minutes	The board met in person at the clubhouse. The meeting was called to order at 7:08 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 • Tom Clarke, Pool Chairperson, ACC Member • Tim Shaw, Grounds Chairperson, ACC Member
President's Report	<ul style="list-style-type: none"> • February Resolution 	<ul style="list-style-type: none"> • Board to draft letter regarding resolution. CAM sends resolution notice by mail.
Treasurer's Report	Income and Expense Summary - February 2022	<ul style="list-style-type: none"> • Excessive water bills reflect frequent water feature refill. No visual evidence of leak. Action Item: Request further investigation of the contractor. [Tim] • CAM has not received a paper bank statement (Feb). Richard has been unsuccessful in obtaining electronic billing reports. Action Item: Discover authorized Stoney Brook resource to request electronic statements & add new Treasurer to authorized access.
Pool & Clubhouse Reports	<ul style="list-style-type: none"> • pool repairs • Summer pool help • camera system update • Electrical/lighting repairs at tennis court [pending] • permanent relocation of Christmas decorations 	<ul style="list-style-type: none"> • Drain pool, assess extent of damage, replaster entire pool. Option to add color/texture to finish. Vendor is scheduling work. • Draft call for help with pool area maintenance (add to newsletter). • Michelle reached out to Marvin Stubbs to get input on options. Camera assessment resulted in recommendation to redirect existing cameras to

		<p>ingress/egress & purchase high resolution, wireless, night vision camera for parking. Will require new Wifi mesh.</p> <ul style="list-style-type: none"> • Electrician service visit scheduled for 3/22/22 to repair two electrical issues. • Will continue to discuss decoration storage relocation. 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. • Could benefit from an ACC reminder to residents.
Grounds Report	<ul style="list-style-type: none"> • Grounds concerns • Excessive water bill • Sprinkler system • Fallen tree in cemetery near 508 Haddington Ln 	<ul style="list-style-type: none"> • Action Item: Reach out to Ivy Green to discuss shortcomings & fee increase. Potentially bid out the contract? [Tim] • Who handles sprinkler maintenance? • Neighbors cut up & removed dead tree.
Old Business New Business	<ul style="list-style-type: none"> • Short-term leasing concerns • Graduation Banner • Newsletter topics 	<ul style="list-style-type: none"> • [Carry over] Short-term leases do not add value to the community or neighborhood. PTC has discussed short-term leasing concerns too. [Michael to follow up] • Six graduating seniors are on the high school banner. Reminders sent via email, Facebook & entry signage. Deadline March 31. • Content for newsletter: summer pool jobs, ACC reminder,
Adjourn	Next Scheduled Meeting - April 18, 2022	The meeting adjourned at 8:39 pm.