



Minutes - Stoney Brook HOA Board Meeting

May 18, 2022 - 8:01 pm

Agenda Item	Information	Notes
Welcome Call to Order Establish Quorum	Approval of April 18, 2022 Board Meeting minutes	The board met in person at the clubhouse. The meeting was called to order at 8:01 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 • Tim Shaw, Grounds Chairperson, ACC Member
President's Report	Updates	<ul style="list-style-type: none"> • CAM mailed letters to notify homeowners of resolution. • Google calendar for clubhouse is not being updated. Action Item: Danielle to provide Brenda with access.
Treasurer's Report	Income and Expense Summary	<ul style="list-style-type: none"> • On budget. Monthly expenses in April were paid more consistently. • Termite service & bond appear to be 2 separate vendors. Action Item: Contact vendors to discover overlap of services & costs. <ul style="list-style-type: none"> • Discussed policy & coverage options (State Farm). Discussion to continue.
Pool & Clubhouse Reports	<ul style="list-style-type: none"> • pool repairs • tennis court cracks • camera system update • Electrical/lighting repairs at tennis court [pending] • permanent relocation of Christmas decorations 	<ul style="list-style-type: none"> • Pool repairs: Surface prep completed. Resurface scheduled to begin May 26. Estimate completion by June 10. Recommend pressure cleaning of pool & clubhouse prior to opening. Action Item: Collect estimates for pressure cleaning. <ul style="list-style-type: none"> • Several cracks already on the tennis courts. Action Item: Danielle to inquire about warranty on tennis court work last year. <ul style="list-style-type: none"> • Camera system changes on pause pending other essential repairs. • Electric repair completed (by front water feature).

Location: Clubhouse meeting

		<ul style="list-style-type: none"> Will continue to discuss decoration storage relocation. Action item to evaluate amount of decoration material, available spaces & cost. [Tim & Danielle]
ACC Report	<ul style="list-style-type: none"> ACC Requests, Approvals and Violations 	<ul style="list-style-type: none"> Did not have an ACC report. ACC requests are being addressed as needed. Follow up with CAM on violations. Could benefit from an ACC reminder to residents (newsletter).
Grounds Report	Updates	<ul style="list-style-type: none"> Front entrance water feature had to be turned off indefinitely due to significant water leak. Action Item: Tim to collect multiple repair estimates. Split rail fence by gazebo requires repair (2 posts). Is this a city responsibility? Abandoned path bridge (Stonington Dr.) is unsafe & requires removal. Action Item: Tim to send photos to PTC.
Old Business New Business	<ul style="list-style-type: none"> Newsletter topics 	<ul style="list-style-type: none"> Content for newsletter: pool repair update, Tennis light switch relocation, front water feature notification, summer pool jobs, ACC reminder.
Adjourn	Next Scheduled Meeting - Wed, June 20, 2022	The meeting adjourned at 9:06 pm.