



## Minutes - Stoney Brook HOA Board Meeting

July 25, 2022 - 7:14 pm

Agenda Item	Information	Notes
Welcome Call to Order Establish Quorum	Approval of June 21, 2022 Board Meeting minutes	<p>The board met in person at the clubhouse. The meeting was called to order at 7:14 pm. Meeting minutes from June: Approved.</p> <p><u>In attendance:</u></p> <ul style="list-style-type: none"> <li>● Danielle Drouin Palmer, President, Clubhouse Chair, ACC Member</li> <li>● Richard Carswell, Treasurer</li> <li>● Michelle Stewart, Secretary</li> <li>● Sameer Kapoor, ACC Chairperson</li> <li>● Tom Clarke, Pool Chairperson, ACC Member</li> <li>● Tim Shaw, Grounds Chairperson, ACC Member</li> <li>● Michael Vogler, ACC Member</li> </ul>
President's Report	Updates	<ul style="list-style-type: none"> <li>● Roof leak repair: vendor quotes this week &amp; next</li> </ul>
Treasurer's Report	Income and Expense Summary	<ul style="list-style-type: none"> <li>● Water bill is higher than normal. Anticipate this is due to pool filling and sprinkler schedule (changed from every day to three days a week).</li> <li>● On budget with other monthly expenses</li> </ul>
Pool & Clubhouse Reports	<ul style="list-style-type: none"> <li>● pool update</li> <li>● tennis court cracks</li> <li>● non-residents at pool &amp; on bball court late nights</li> <li>● permanent relocation of Christmas decorations</li> </ul>	<ul style="list-style-type: none"> <li>● Pool light (deep end) repaired. Pool gate repair: awaiting vendor responses; Motion approved on repair estimate.</li> <li>● Several cracks already on the tennis courts. No warranty on tennis court work last year (sub-surface was not redone). Resurfacing should be budgeted every 3 years.</li> <li>● Discussed options for upgraded security; requires budget allocation (2023).</li> <li>● Hooks for decorations have been installed in pump room. May require an additional storage bin (under stairs). [Tim &amp; Danielle]</li> </ul>

Location: Clubhouse meeting

ACC Report	<ul style="list-style-type: none"> <li>• ACC Requests, Approvals and Violations</li> </ul>	<ul style="list-style-type: none"> <li>• ACC requests are being addressed as needed. Follow up with CAM on violations.</li> </ul>
Grounds Report	Updates	<ul style="list-style-type: none"> <li>• Tim collected 3 estimates for front water feature (2 rebuild &amp; 1 repair). Motion approved to complete repair.</li> <li>• Tim engaged with PTC to remove abandoned path bridge and clear fallen trees (Stonington Dr.). Awaiting schedule from PTC.</li> </ul>
Old Business New Business	<ul style="list-style-type: none"> <li>• Newsletter topics</li> </ul>	<ul style="list-style-type: none"> <li>• Content for newsletter: <ul style="list-style-type: none"> <li>○ front water feature repair decision</li> <li>○ ceiling damage in clubhouse</li> <li>○ pool visitors must be accompanied by homeowner &amp; close gate</li> </ul> </li> </ul>
Adjourn	Next Scheduled Meeting - Mon, Aug 15, 2022	The meeting adjourned at 8:34 pm.