



Minutes - Stoney Brook HOA Board Meeting

August 15, 2022 - 6:10 pm

Agenda Item	Information	Notes
Welcome Call to Order Establish Quorum	Approval of July 25, 2022 Board Meeting minutes	<p>The board met remotely via Google Meet. The meeting was called to order at 6:10 pm. Note that the board received a resignation letter from Danielle Drouin Palmer on Sat, Aug 13, 2022 and voted via email to accept her resignation. Meeting minutes from July: Approved.</p> <p><u>In attendance:</u></p> <ul style="list-style-type: none"> • Richard Carswell, Treasurer • Michelle Stewart, Secretary • Sameer Kapoor, ACC Chairperson • Tom Clarke, Pool Chairperson, ACC Member • Tim Shaw, Grounds Chairperson, ACC Member • Michael Vogler, ACC Member
President's Report	Updates	<ul style="list-style-type: none"> • Board unanimously elects Tim Shaw as President for the remainder of the term, until the new board is elected at the Annual Meeting.
Treasurer's Report	Income and Expense Summary	<ul style="list-style-type: none"> • 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). • On budget with other monthly expenses • Richard to draft proposed 2023 budget
Pool & Clubhouse Reports	<ul style="list-style-type: none"> • Clubhouse keys are missing 	<ul style="list-style-type: none"> • Scheduling rekeying of the clubhouse • Restricting all clubhouse rentals until the rental agreement is updated, clubhouse is rekeyed and ceiling is repaired. • Timers on lights: install timer to tennis court lights. Explore motion sensors on lighting in parking area. • Clubhouse ceiling repair quotes are high. Continue to explore options.

ACC Report	<ul style="list-style-type: none"> • ACC Requests, Approvals and Violations 	<ul style="list-style-type: none"> • ACC requests are being addressed as needed. Follow up with CAM on violations.
Grounds Report	Updates	<ul style="list-style-type: none"> • Repair of front water feature on contractor schedule (Aug). • Awaiting deadwood removal & path clean-up schedule from PTC.
Old Business New Business	<ul style="list-style-type: none"> • Newsletter topics 	<ul style="list-style-type: none"> • Content for newsletter: <ul style="list-style-type: none"> ○ President change ○ front water feature repair decision ○ ceiling damage in clubhouse - rentals suspended ○ pool visitors must be accompanied by homeowner & close gate ○ pool closing Sept 12
Adjourn	Next Scheduled Meeting - Mon, Sep 19, 2022	The meeting adjourned at 6:57 pm.