

Annual Meeting
Stoney Brook Homeowners Association, Inc.
November 8, 2021

The annual meeting of the members of Stoney Brook Homeowners Association Inc. was called to order at 7:04 pm on Monday November 8, 2021. The purpose of the annual meeting was to update homeowners on the status of the community and to conduct all lawful business of the Association.

<p>Board Members in Attendance:</p> <ul style="list-style-type: none">● Tom Clarke● Joe Camerata● Jean Crouse● Danielle Drouin-Palmer● Payal Kapoor <p>CAM Property Manager in Attendance:</p> <ul style="list-style-type: none">● Brenda Patterson	<p>Homeowners in Attendance:</p> <ul style="list-style-type: none">● Ron & Jeannie Finch● Diana Love● Claudette Dudley● Cindy Gunderson● Allan Moss● David & Melissa Shanahan● Hector & Claudia Charyton● Laura Bowman● Jim Willis● Richard & Kelly Carswell● Diana Love● Vickie Siliski● Michelle Stewart
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The Agenda for the Annual Meeting was as follows:

1. Welcome and Call to Order
2. Call for Proxies & Establish Quorum
3. [Approval of 2020 Annual Meeting Minutes](#)
4. Reports- President, Treasurer, Pool, Clubhouse, Grounds & ACC
5. Proposed 2022 Budget
6. 2022 HOA Board Positions
7. Adjournment

Welcome

The meeting was held in a virtual format to allow for participation of all residents following the Covid-19 pandemic.

Call to Order, Call for Proxies & Establishment of Quorum

The quorum requirement for the meeting was 10% (11 lot owners). The quorum was met since there were 17 homeowners present in the virtual meeting as well as several additional homeowners by proxy. Tom Clarke called the meeting to order, residents in attendance introduced themselves and stated their address and any proxies they brought to the meeting.

Approval of 2020 Annual Meeting Minutes

The 2020 proposed annual meeting minutes were approved following a motion by Danielle Palmer, and seconded by Joe Camerata with no opposing votes.

- **President's Report-** Tom Clarke reviewed the President's report, beginning by introducing current board members and the changes to the board over the year. Tom

Annual Meeting
 Stoney Brook Homeowners Association, Inc.
 November 8, 2021

reviewed the Guiding Principles of the Board as well as Key Adjustments during 2021. Some highlights include: management of 31 ACC change requests, repair of pool plaster, replacement of pool furniture, resurfacing the tennis courts, and renewal of property management contract with CAMGA. Tom also discussed a recent resolution to address loitering concerns at the basketball courts. Dave Rauch also pointed out a positive note that the 410 Vanderwall property changed ownership with new homeowners that are updating the property in a positive manner. Ron Finch asked about concerns regarding continual breakage of a water main on the Stonington Drive side of Stoney Brook and potential next steps with the City of Peachtree City. Dave Rauch asked about any updates on street repaving and potential coinciding with repair of the water main issues on Stonington Drive. Tom shared that 12 residents have changed ownership since January 2021. Tom also shared that a future project for 2022 is to replaster the pool to keep the pool safe and open for homeowners' use.

- **Treasurer's Report-** Joe Camerata presented the Treasurer's report as shown below based on **August 2021** statements.

	2020 Actual	2021 Forecast	2021 Budget
Net (loss) excluding Special Assessment	(\$1565)	(\$23,363)	(\$21,160)
Starting Reserve as of January 1	\$46,904		56,339
Special Assessment	\$11,000		
Ending Reserve December 31			\$35,179

The budgets for the larger scale projects such as the tennis court resurfacing for 2021 were reviewed. Financial statements are also available on the Stoney Brook website.

- **Committee Reports-**
 - *Pool Report-* Tom Clarke provided an update with the status of the pool. Additional pool furniture was purchased to complete the replacement of the pool furniture over a 2 year period. Pool staff hired for the summer season were able to keep the pool monitored for homeowner use. Hiring of pool staff from the neighborhood is encouraged.
 - *Clubhouse Report-* Danielle shared that the clubhouse purchased new linens for the tables for use with the clubhouse. She provided an update on the security measures that are being updated at the clubhouse.
 - *ACC Report-* Danielle Palmer discussed the process for requests to the ACC for exterior upgrades to the property. The design standards can be accessed through the Stoney Brook website.

2022 Budget

- Joe Camerata provided the 2022 Budget Proposal as listed below.

Annual Meeting
Stoney Brook Homeowners Association, Inc.
November 8, 2021

	2021 Forecast	2021 Budget	2022 Proposed Budget
Income	\$68,295	\$67,850	\$67,810
Total Expenses	\$91,558	\$89,010	\$82,060
Net Income (loss)	(\$23,263)	(\$21,160)	(\$14,250)
Year End Reserves	\$33,076	\$35,179	\$18,826

- Joe reviewed the budget for special projects projected for 2022 including clubhouse security measures and pool replastering. A motion to approve the proposed 2022 budget was made by Jean Crouse and seconded by Dave Rauch. The budget was approved with no oppositions.

2022 HOA Board Positions

- Tom Clarke reviewed the current HOA Board positions and requested volunteers from the community to be involved on the Board or on committee membership. There will be positions open for serving in key leadership roles.
- Michelle Stewart made a nomination from the floor to the 2022 HOA board. Cindy Gunderson expressed concern with the pool project in terms of taking on the pool chairperson role with her husband, Steve.
- Tom Clarke made a motion to accept the nominees presented. The motion was seconded by Jean Crouse and the board slate as listed was approved by the membership and proxies in attendance.

Questions & Comments

- Dave Rauch asked about any knowledge by the homeowner association regarding paving of the roads within Stoney Brook. Members discussed various pieces of information received
- Laura Bowman made a couple of suggestions regarding a bench near the lake access as well as any revisions to the pool to accommodate younger children. Ron Finch shared that there was previously a baby pool on the premises
- Jean Crouse shared that the Holiday Decorations will go up prior to Thanksgiving and any help that is available to put them up on Sunday November 21 in the afternoon.
- Vickie Siliski added that the gazebo was originally down by the lake access before being moved onto Vanderwall.
- Dave Rauch added his thanks for the board members contributions to the association. The board is also thankful for the support of Brenda Patterson with CAMGA to support the business operations of the association.

Adjournment

- With no other business, the meeting was adjourned at 8:05 pm.