

**ANNUAL MEETING
STONEY BROOK PLANTATION HOMEOWNERS ASSOCIATION, INC.**

November 7, 2022

The Annual Meeting of Stoney Brook Plantation Homeowners Association, Inc. was held on Monday, November 7, 2022, at 7:00 pm at the clubhouse located at 101 Stonington Drive, Peachtree City, GA 30269. 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.

Board members Tim Shaw, Michelle Stewart, Richard Caswell, and Sameer Kapoor were in attendance. Brenda Patterson of Community Association Management, LLC (CAM) attended on behalf of the management company.

The Agenda for the Annual Meeting was as follows:

1. Welcome & Quorum
2. 2021 Meeting Minutes
3. Reports
4. 2023 Budget
5. 2023 Board of Directors Election
6. Questions and Answers
7. Adjournment

Welcome/Sign in/Verification of a quorum, etc.

Tim Shaw welcomed all to the 2023 Stoney Brook Plantation Homeowners Association, Inc. Annual Meeting. The following Board members were introduced, Tim Shaw, Michelle Stewart, Richard Carswell, Sameer Kapoor. Tom Clarke was not in attendance. The quorum requirement was 10 percent of eligible homeowners which was 11 homeowners. The quorum was met with 22 homeowners present in person and/or by proxy. The following owners were present in person or by proxy: Aguayo, Bianco, Carswell, Charyton, Christensen, Clarke, Gunderson, Finch, Garmon, Gentzke, Gunderson, Heil, Kapoor, Moss, Murray, Peters, Plant, Shaw, Stewart, Trevisan, Ward, Watkin, and Willis.

The meeting began at 7:06 p.m.

2021 Meeting Minutes

2021 meeting minutes were read and approved by those in attendance.

Mission Statement

Board President, Tim Shaw, read the community mission statement.

2022 Accomplishments

Resurfacing the pool. Planned expense of \$15,000. Actual expense \$23,000.

Repaired water feature at community entrance. Unplanned expense.

Repaired clubhouse ceiling and interior repaint. Unplanned expense.

Irrigation repair.

New landscaper hired. A Abby Landscaping.

Successful social networking with Weibke Gentzke in charge of Stoney Brook Facebook page.

2023 Projects

Working with the City to repair fences and golf cart paths within Stoney Brook.
Exterior restoration of clubhouse.
Repaint clubhouse.
Security System upgrade to keypad & new video surveillance.

Financials

Review of 2023 budget by Treasurer, Richard Carswell.

Election

Slate: Steve Gundersen, Lynlee Garmon, Juergen Gentzke, Tim Shaw, Richard Carswell, Michelle Stewart, Sameer Kapoor, Mike Vogler.
Unanimous vote to elect slate.

2023 Budget

Treasurer, Richard Carswell, reviewed the financials and the 2023 budget. Budget was approved.

Question and Answers

Homeowner, Ron Finch, proposed that artificial turf be allowed as several older Lots with tree coverage that does not allow for grass. Discussion about cutting down mature trees to grow grass and watering said grass. More research and discussion regarding artificial turf is needed including research if other Fayette County HOAs allow artificial turf.

Tim Shaw has been working and will continue to work with Peachtree City regarding the repair and maintenance of golf cart paths, fences, bridges, and waterways within Stoney Brook.

Christmas Party will be December 9, 2022 in the clubhouse.

Basketball goal is leaning.

There being no further business, the meeting was adjourned at approximately 8:15 pm.

Respectfully submitted,

Stoney Brook Plantation Homeowners Association, Inc.

Attest: _____
Secretary, Stoney Brook Plantation Homeowners Association, Inc.
November 8, 2022