

**Minutes - Stoney Brook HOA Board Meeting**

September 16, 2024, 7:00pm

Agenda Item	Notes
<p>Welcome Call to Order Establish Quorum</p>	<p>The board met in person at the clubhouse and Google Meet. The meeting was called to order at 7:06 pm.</p> <p><u>In attendance:</u></p> <ul style="list-style-type: none"> <li>● Richard Carswell, President &amp; Treasurer</li> <li>● Michelle Stewart, Secretary</li> <li>● Stephen Gundersen, Grounds Chairperson, ACC Committee</li> <li>● Sameer Kapoor, ACC Chairperson</li> <li>● Regina Valdez, Clubhouse Chairperson</li> </ul> <p><u>Not in attendance</u></p> <ul style="list-style-type: none"> <li>● Michael Vogler, at large</li> </ul>
<p>Meeting Minutes</p>	<ul style="list-style-type: none"> <li>● Meeting minutes from 8/19/24 meeting: Approved.</li> </ul>
<p>President / Treasurer Updates</p>	<ul style="list-style-type: none"> <li>● Board reviewed Proposed 2025 budget. <ul style="list-style-type: none"> <li>○ Parking resurface included in 2025 proposed budget</li> </ul> </li> <li>● Action Item: Submit 2025 Budget to Brenda for annual meeting notification. [Richard]</li> </ul>
<p>Clubhouse &amp; Pool Updates</p>	<ul style="list-style-type: none"> <li>● Pool was closed Monday, Sep 9. Gate schedule on winter hours (5:30-10pm).</li> <li>● Approved proposal to: <ul style="list-style-type: none"> <li>○ Upgrade the Ring subscription (from “Plus” to “Pro”) to support smart devices (smoke/CO sensor, thermostat, timer switch). [Michelle]</li> <li>○ Acquire &amp; install smart devices to manage thermostat, tennis light switch &amp; smoke/CO detection. [Michelle]</li> </ul> </li> </ul>
<p>Grounds Updates</p>	<ul style="list-style-type: none"> <li>● HOA will follow up on GA Power work at front entrance stone wall.</li> <li>● Will plan to distribute pine straw this fall.</li> </ul>
<p>ACC Updates</p>	<ul style="list-style-type: none"> <li>● CAM scheduled to send ACC notifications and letters on: <ul style="list-style-type: none"> <li>○ Re: stalled renovations on 124 Stonington Dr.</li> <li>○ Re: dumpster &amp; port-a-potty in driveway at 123 Stonington Dr. [ACC]</li> </ul> </li> </ul>
<p>New Business</p>	<p>Plan for 2024 annual meeting (Nov 4)</p> <ul style="list-style-type: none"> <li>● Proposed 2025 budget</li> <li>● Recap community happenings (i.e. pool &amp; clubhouse utilization)</li> </ul>
<p>Newsletter Topics</p>	<ul style="list-style-type: none"> <li>● Annual meeting</li> <li>● HOA Halloween party - 5-8pm</li> </ul>
<p>Adjourn</p>	<p>Next meeting is scheduled for Mon, Oct 21. Meeting adjourned 8:53 pm</p>