

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

November 6, 2023

The Annual Meeting of Stoney Brook Plantation Homeowners Association, Inc. was held on Monday, November 6, 2023, 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, Lynlee Garmon, Michael Vogel, 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. 2022 Meeting Minutes
3. Reports
 - a. President
 - b. Social
 - c. Clubhouse
 - d. ARC
 - e. Grounds
 - f. Security Project
 - g.
4. 2024 Budget
5. 2024 Board of Directors Election
6. 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, Lynlee Garmon, and Michael Vogel. Stephen Gundersen was not in attendance. The quorum requirement was 10 percent of eligible homeowners which was 11 homeowners. The quorum was met with 26 homeowners present in person and/or by proxy. The following owners were present in person or by proxy: Aguayo, Bianco, Bowman, Carswell, Valdez, Charyton, Crouse, Dannelly, Finch, Garmon, Gentzke, Kapoor, Love, Maner, Massmann, Moss, Murray, Plant, Ritenour, Sjoestroem, Sweetin, Trevisan, Vogler, Ward, Watkin, and Webster.

The meeting began at 7:00 p.m.

2022 Meeting Minutes

2022 meeting minutes were read and approved by those in attendance.

President's Report

Board President, Tim Shaw, reviewed the three major projects achieved in 2023: security system, clubhouse upgrade, and walking bridge repaired all while staying on budget.

Social

Lynlee Garmon reviewed the three social events in 2023 with the Christmas party scheduled for December 6, 2023, from 6-10PM. Mike Vogler, SBP very own Santa Claus will be in attendance for photos with the children. In addition, a large screen was installed in the clubhouse.

Clubhouse

Michelle Stewart reviewed the process of renting the clubhouse by going to the Stoney Brook website. Once confirmed reservation for the clubhouse your PIN will be activated for access to the clubhouse.

Architectural Review Committee

Sameer Kapoor reported that a great many painting and deck projects have occurred in the last year along with an increase in maintenance work to houses. All of this has led to an increase in property values in Stoney Brook. The ARC has a goal for 2024 to have a quicker turn-around time and to stay consistent.

Grounds

Steve Gundersen was not able to be present, but Tim Shaw gave the Grounds Report. Golf cart paths were repaved after negotiations with the City. Vanderwall cart/walking path was replaced. The bridge on Stonington was repaired. Favorable reviews by all present. Fresh landscaping at the entrance is thanks to Cindy Gundersen's work. Two other Grounds projects were completed: replacing the water pump for the waterfall feature and repairing the front entrance lighting.

It was suggested that the golf cart path that runs in front of the Stoney Brook entrance be paved over the bricks. The bricks cause the pathway to be so bumpy that golf carts ride around which is a safety hazard. Another suggestion for the Grounds committee is to place a seating area by the lake where others have made a campfire and fencing.

Security Project

The security project entails both video and audio monitoring of the pool area and clubhouse. The new locks on the pool gate, tennis gate, and clubhouse doors are controlled with a single PIN# per household. PINs have been distributed to each household who registered. To obtain a PIN#, a homeowner needs to go to the Stoney Brook website to request. The security committee will then assign a PIN#.

2024 Budget

Treasurer, Richard Carswell, reviewed the financials and the 2024 budget. Initiation fee of \$1000 brought in an additional \$7000 in 2023 that were not previously in the budget. 11 houses are estimated to be sold in 2024 to give the 2024 budget \$11,000. Interest income for 2023 is \$2,200. For 2024 interest income is estimated to be \$3,000. In 2023 houses sold between \$950,000 and \$1.3 million.

A potential project for 2024 is to have the parking lot seal coated. This will improve the curb appeal for the community.

Election

Tim Shaw is stepping down as president. Round of applause of gratitude for all the work Tim Shaw has done for Stoney Brook.

Slate: Steve Gundersen, Lynlee Garmon, Richard Carswell, Michelle Stewart, Sameer Kapoor, Melissa Shanahan, Johanna Sjoestroem, Regina Valdez, and Mike Vogler. Unanimous vote to elect slate.

There being no further business, the meeting was adjourned at approximately 8:00 pm.

Respectfully submitted,

Stoney Brook Plantation Homeowners Association, Inc.

Attest: Michelle Stewart

Secretary, Stoney Brook Plantation Homeowners Association, Inc.

November 7, 2023