

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

November 4, 2024

The Annual Meeting of Stoney Brook Plantation Homeowners Association, Inc. was held on Monday, November 4, 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 Michelle Stewart, Richard Caswell, Michael Vogel, Stephen Gundersen, 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. Call for Proxies & Establish Quorum
3. 2023 Meeting Minutes
4. Directors Reports
5. 2025 Budget
6. 2025 Board of Directors Election
7. Adjournment

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

Richard Carswell welcomed all to the 2024 Stoney Brook Plantation Homeowners Association, Inc. Annual Meeting. The following Board members introduced themselves sharing their address and how long they have lived in Stoney Brook: Michelle Stewart, Richard Carswell, Sameer Kapoor, Stephen Gundersen, Regina Valdez, Michael Vogel, and Stephen Gundersen. The quorum requirement was 10 percent of eligible homeowners, which was 11 homeowners. Quorum was verified with 22 homeowners. The following owners were present in person or by proxy: Antonioli, Bianco, Bowman, Carswell, Finch, Gentzke, Gundersen, Jungers, Kapoor, Plaisance, Plant, Ritenour, Shaw, Trevisan, Turner, Valdez, Vogler, Ward, Watkin, Webster, Willis, and Wilson.

The meeting began at 7:00 p.m.

2023 Meeting Minutes

2023 meeting minutes were read and approved by those in attendance. A typing correction was made. The meeting minutes were unanimously approved.

President's Report

Board President, Richard Carswell expressed the need for volunteers to become Board members. Richard reported there were no major capital expenditures in 2024. A Reserve Account was established to fund future capital projects for the clubhouse, pool, and tennis courts. As of today the account has a balance of \$26,000.

Grounds Report

As head of grounds, Steve Gundersen reported that pine straw was laid by the HOA landscaper, Aabby Group at the most economic price. Cindy Gundersen planted three (3) different plantings in the front. All in attendance agreed the front entrance looks lovely.

Soil and grass sod were laid where needed. The sketchy gatherings at the lake area required cleanup. This was facilitated by one of the Gundersen sons. More remote cameras were installed to deter unwanted visits and behavior in the common areas and amenities. In the near future the dead juniper shrubbery will be pulled up. To be determined is what will replace the junipers. Adding additional landscape lighting is being looked at for 2025.

A homeowner noted that the empty Lot is not mowed every time the landscaper visits the community. Currently this Lot is not in the contract on an effort to keep the contract as economically low as possible. The middle area of the cul-de-sacs also needs to be added to the contract, so they are also maintained. There are dead bushes that need to be removed near 106 Saybrook.

Secretary's Report

Michelle Stewart has the meeting minutes posted on the Stoney Brook website. For security, Michelle has access to the Ring cameras and assists Regina with the clubhouse.

Clubhouse

Regina Valdez and Michelle Stewart reviewed the process of renting the clubhouse by going to the Stoney Brook website. Sign the Google form, send it in as directed, and put it on the calendar. There is no cost to the homeowner. Once the reservation is confirmed for the clubhouse, your family PIN will be activated for access to the clubhouse.

Architectural Review Committee

Sameer Kapoor and Steve Gundersen are the ARC with Sameer as the point person. Sameer requested that all homeowners submit a modification request form for all exterior projects. Interior projects requiring a dumpster also require a modification request form be submitted. These forms can be found on the website. To ensure that all homeowners are maintaining the exterior property, more focus is going to be paid to inspections. The process will be more streamlined with the first and second violations being emailed. Letters and fines will follow if the issue is not resolved. All are encouraged to contact Brenda at bpatterson@camga.com with your resolution or plan of action with a timeline. The ARC has a goal for 2025 to have a quicker turn-around time and to stay consistent.

Bathroom Access

A discussion followed regarding access to the bathrooms when using the tennis courts. The Board will look at having the downstairs bathrooms near the pool locked while the pool is closed, and having accessibility to the clubhouse bathrooms made possible by using a homeowner's PIN. The details still need to be worked out, but the need has been brought forth to be addressed.

2025 Budget

President & Treasurer, Richard Carswell, reviewed the financials and the 2025 budget. Initiation fee of \$2000 beginning January 1, 2025. 5 houses are estimated to be sold in 2025 to give the 2025 budget \$10,000. Interest income for 2024 is \$3,000. For 2025 interest income is estimated to be \$1,500. A potential project for 2025 is to have the parking lot seal coated. This will improve the curb appeal for the community. A Planning Reserves fund has been established for amenity maintenance.

Walking Path

Ron Finch proposed renovating the walking path which is a common area. The first step is to clear off the path. A bridge is needed in one section. Mrs. Finch expressed that this would reconnect part of the community that has been mostly by itself. The Board will discuss this further at the next Board meeting on December 16 at 7pm in the clubhouse.

Board meetings are on the 3rd Monday of the month at 7pm.

Election

Slate: Steve Gundersen, Richard Carswell, Michelle Stewart, Sameer Kapoor, Regina Valdez, Mike Vogler, Mary Plant, and Dana Ritenour. Unanimous vote to elect slate. Mary Plant volunteered.

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

Respectfully submitted,

Stoney Brook Plantation Homeowners Association, Inc.

Attest: _____
Secretary, Stoney Brook Plantation Homeowners Association, Inc.
November 5, 2024