

**STONEYBROOK AT GATEWAY MASTER  
HOMEOWNERS ASSOCIATION, INC.  
NOTICE OF BOARD OF DIRECTORS MEETING  
July 16, 2009 @ 7:00 PM  
Stoneybrook Community Clubhouse**

**Minutes**

**Approved on August 13, 2009**

**Present in Person:** Joe Mikulka, Matt Davis, Richard Nussbaum, Margaret Fineberg, Jeremy Toback, Brett Asbury and Kim Proudfit representing Alliant Property Management.

**Present by Phone:** Sherry Allan Bucar

- 1) **Call to Order/ Establish a Quorum:** A quorum was established and the meeting was called to order at 7:02 pm.
- 2) **Proof of Notice:** Notice was posted on the Clubhouse door, the bulletin board and the website. There were also signs at the front entrance.
- 3) **Approval of the Minutes:**

**Motion:** Motion was made by Sherry Allan Bucar to approve and accept the June 11, 2009 minutes as written, seconded by Jeremy Toback. **All in favor, motion passes.**

- 4) **Comments and questions from owners pertaining to agenda items only:**
  - o EW Brockwell states that abandoned homes at 9693 & 9706 Blue Stone lawns need mowing: He would like SGM to mow.
    - o Association cannot afford this. Code enforcement can be called. Association will have compliance look at this. Banks have been notified if bank owned. Matt Davis will call SGM landscapers and offer them free advertisement on Stoneybrook TV channel in exchange for them taking care of abandoned property lawns.
  - o Cheryl Brophy asks what age can children be at the Clubhouse without a parent or guardian.
    - o Age 12
- 5) **Alliant Report - Kim Proudfit:**
  - a. Prepared the Minutes from your June Meeting. I put your financials on the website.
  - b. I worked in your clubhouse one afternoon in order to keep Angie from going into overtime.
  - c. I searched the Stoneybrook office for your 2007 and 2008 minutes and taxes. I also searched the storage boxes for this information at Alliant.
  - d. I contacted code enforcement on a couple of houses in Stoneybrook regarding vacant houses.

- e. Processed the packets for the June Fines & Hearing Meeting.
- f. Processed several compliance letters including Fines and Hearing notices.
- g. Up-dated your Resolution List.
- h. I mailed a letter to the Sheriffs Department regarding the people who had their transponders and access cards turned off due to owing money to the estates.
- i. I prepared a work order and sent the Alliant Maintenance staff out to
- j. I also prepared a work order to repair the clubhouse hallway light. I waited to do this a couple of weeks to make sure the roof would not leak again after a few hard rains. We did have some hard rain storms out here and the roof did not leak. After the light was repaired, we had another rainstorm and the roof leaked again.
- k. I Called San Carlos Roofing and told them there is still a leak in the roof. They looked at this, did some additional work in an area they said might be causing the leak. There have been no leaks since.
- l. Prepared and sent Brett Asbury an up-dated list showing the residents in the community and their addresses.
- m. Researched a consent to transfer form that was filed at the courthouse to see how it got there and who paid the filing fees. I found out it is being done by some of the title companies and there are no fees paid by Stoneybrook.
- n. Contacted and hired Den's Clean Machine to clean your clubhouse while John is on vacation. I also notified Richard Nussbaum to see if he could find volunteers for emptying the trash.

**6) Treasurers Report - Brett Asbury:**

<b>i.</b> Operating Total Assets	\$394,707
<b>ii.</b> Operating Liabilities & Equities	\$132,600
<b>iii.</b> Operating Equity	\$394,707
<b>iv.</b> Reserves	\$ 54,063

- Statement of cash flow shows a positive cash flow.
- 143 homes in foreclosure.
- 38 liens filed.
- 6 homes sold. \$17,690 past dues will be collected from these sales.

**7) Committee Reports:**

**a. ARC Committee - Laura Morrison:**

- Last meeting June 24, 2009.
- Five (5) ARC forms were submitted and approved.
- Each ARC member will follow up on request to see that everyone is in compliance.
- All ARC approved changes must happen within 1 year or a new approval must be obtained.
- ARC meetings will be moved to every 4<sup>th</sup> Thursday at 7:00 pm.

**b. Clubhouse/Activities Committee - Richard Nussbaum:**

- Getting very little resident involvement- maybe one or two per month volunteering for an activity.
- Due to this we have suspended all activities until mid September.
- The propane tanks for the grills are missing. Richard Nussbaum will check with John Russell to see if he knows where they are.
- Vending machines - a tracking sheet has been set up to track all sales.
- Two (2) people will be counting vending machine money and signing off on this.

**c. Comcast Negotiation Committee - Joe Mikulka:**

- There has been progress. Phone calls are being returned and a meeting will be set up.
- Alliant Property Management has been helping by contacting Ray Judah, the County Commissioner.
- Angie Free's computer is shot and needs a replacement.
- We will be checking to see if Comcast, the client server, will come out and get a quote on what she needs to reformat and/or reinstall the information on her computer.

**d. Community Affairs - Margaret Fineberg:**

- Colonial Blvd project is expected to start August 3, 2009. Widening of SR82 and Colonial Blvd
- Timeframe is estimated at 8 months.

**e. Engineering Committee - Brett Asbury:**

- GSSD reviewed Karin's report.
- Majority of items on list belong to GSSD.
- The items are not over 100,000 and maybe not worth perusing.

**f. GSCDD/Stoneybrook Advisory Committee - Margaret Fineberg:**

- Parking signs - We are waiting to hear from the Attorney.
- Margaret is meeting with Bill Knight about the Lennar joint suit and the sewer lifts reimbursement.

**g. Landscape Committee - Margaret Fineberg:**

- Landscaping has been started and they will continue for the next two (2) months until completed. Culdesacs will not be complete until after October 2009.

**h. Neighborhood Watch Committee - Cheryl Brophy:**

- o Vacant Homes - Please email neighborhood crime watch and they will check houses to get them secured. Gemstone and Greenstone homes have been secured by SGM.

**i. Compliance Committee - Phil Prinzi:**

- o Commercial Trucks - many in the neighborhood.
- o Dogs not on leashes is an issue being addressed.
- o The committee is looking at major issues right now. The smaller violations will be dealt with after the major issues are resolved.

**j. Fining Committee - Joe Targia:**

- o Last meeting was held on June 16, 2009.
- o There were three (3) cases heard.

**8) Unfinished Business:**

**a. Stout Spa -**

- Has been removed

**b. Filla Spa -**

- Still on going. The board needs to have a closed door meeting regarding legal issues with their Attorney, for this and couple of other issues. This meeting will be posted.

**c. Guest Parking -**

- This is being looked at by GSSD Attorneys.

**d. Golf Carts -**

- GSSD Attorney states they are planning on enforcing Florida Statutes that Golf Carts are not allowed and signs will be put up for all of Gateway not just Stoneybrook.

**e. Reserved - None**

**9) New Business:**

**a. New Computer -**

Quotes will be obtained for a new computer for Angie.

A quote from Client Server to format the new computer will be obtained.

**b. Carpet Cleaning Bids -**

**Motion:** Motion was made by Margaret Fineberg to hire Gulf Coast Carpet Cleaning and put their company advertisement in the Scoop and on the TV at a minimum of every 6 months, seconded by Joe Mikulka. **All in favor, motion passes.**

**c. Lisa Despirito Appeal of Suspension -**

- Appealing her suspension case. She gave packets of information to each board member and Kim Proudfit from Alliant.
- Board will review the information and get back to her.

d. **Commercial Vehicles -**

- Chris Hildenbrand has a white van. No lettering or ladder racks. Equipment was visible through the window from the street.
- Lisa Despirito mentioned she bought a jeep and checked the documents before buying the jeep and car cover. She just found out car covers are not allowed. Can this be grandfathered?

**Motion:** Motion was made by Matt Davis not to fine &/or turn off access cards and transponders if a new resolution is passed for 30 days, seconded by Richard Nussbaum.

e. **Booting Commercial Vehicles:** Tabled

f. **Business Use of Clubhouse:**

- Richard Deboest over one (1) year ago stated should not allow business use of the Clubhouse. Darrin Schult recently stated the same.
- October 2007, the Board voted not to allow business use of the clubhouse.
- They are allowed to do this if SGM hires them.

**Motion:** Motion was made by Joe Mikulka not to allow a resident to run their personal business at the Clubhouse and Amenities Areas unless it is one on one basis, seconded by Jeremy Toback. **All in favor, motion passes.**

**Motion:** Motion was made by Richard Nussbaum that any business must go through the Activities Director to be set up, scheduled and approved unless it is one on one basis, seconded by Joe Mikulka. **All in favor, motion passes.**

- A Rental spreadsheet has been established and passed out to the Board.
- g. **(reserved)** - None

10) **Comments and questions from owners pertaining to non-agenda items only:**

- Lynn Lewis: Broken window on a house. This has been tapped up.
- Taped sign at the gate. This will be removed.
- House at 9778 Blue Stone painted a dark brown. This will be looked at by Compliance Committee.

11) **Adjournment:**

**Motion:** Motion was made by Richard Nussbaum to adjourn the July 16, 2009 meeting at 9:00 pm, seconded by Sherry Allan Bucar. **All in favor, motion passes.**

Respectfully Submitted by  
**Kim Proudfit, CAM**  
**Alliant Property Management, LLC**