

**STONEYBROOK AT GATEWAY MASTER  
HOMEOWNERS ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING MINUTES  
July 19<sup>th</sup>, 2010**

**Present in Person:** Margaret Fineberg, Joe Mikulka, Richard Nussbaum, Joe Targia, Brett Asbury (by phone), Patrick McGuire, CAM /Alliant Association Management, Alex Bergher, CAM, Naples Regional Manager, Alliant Association Management  
**Absent:** David Lethem, John Jack

- 1) **Call to Order / Establish a Quorum :** A quorum was established and the meeting was called to order at 7:02 P.M.
- 2) **Proof of Notice:** The meeting notice was posted at the clubhouse, on the bulletin board and on the front and back clubhouse doors, at the entrance/exit, on the website and on channel 95.
- 3) **Approval of the Minutes from June 21<sup>st</sup>.**

**MOTION:** Motion was made by Richard Nussbaum to approve and accept June 21st, 2010 minutes as written, seconded by Joe Mikulka .  
**All in favor, motion passes.**

- 4) **Management Report: Patrick McGuire, CAM (Alliant Association Management)**  
Patrick gave reports on Alliant and the Stoneybrook office management. \*See attached.  
\*\*ACTION ITEM: Patrick agreed to look into the transponder costs and determine if we are being overcharged. He will report back to the board before the next meeting.
- 5) **Questions & Comments (agenda items only):**  
LG Friedrich: Discussed possibility of Gateway installing and fence or plantings around the community perimeter. \*See "Perimeter Fence" under NEW BUSINESS
- 6) **Treasurers Report: Joe Mikulka**

Operating Total Assets	\$811,926.00
Operating Liabilities	\$123,992.26
Reserves	\$87,169.53
Equity	\$600,763.78

Joe M reported financials and added the community was in 'good shape'.

Brett A inquired about the "money in the estates" issue. Margaret F stated she was working on this with Alliant and would establish a credit amount to be announced at a later date.

**7) Committee Reports:**

- a) **ARC Committee:** Lynn Lewis  
Lynn read all results from the June 25<sup>th</sup> meeting. \*See page #3.
- b) **Clubhouse Committee:** Joe Mikulka  
There was lengthy discussion regarding security and expense of lighting
- c) **Compliance Committee: No Report**
- d) **Fining Committee:** Phil Prinzi  
Phil reported most issues are parking issues. Fining seems to be helping with compliance. Meeting if Fining Committee on 7/20/2010.

- e) **GSCDD/SBG Liason Committee:** Joe Mikulka  
Joe reported that meetings and reports were forthcoming.
- f) **Neighborhood Watch:** Cheryl Brophy  
Cheryl reported that her home was broken into and ransacked. There was lengthy discussion on crime and the neighborhood watch. Meeting on 7/22/2010 with Sheriffs Dept in attendance. Self defense course on 8/19/2010

**8) Unfinished Business:**

- a) **Draft of Proxy for Amendment 15.2:**  
Proxy needs to be reformatted for submission to lawyer for review.

<p><b>MOTION:</b> Motion was made by Joe Targia to push the proxy meeting to 6:30pm before the September 20th Board meeting. Seconded by Richard Nussbaum. <b>All in favor, motion passes.</b></p>
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**9) New Business:**

- a) **Gatehouse Security Cameras:** Brett Asbury  
Brett expressed the need for more cameras at the Gatehouse and at the Clubhouse. Patrick with Alliant will look into getting some quotes.
- b) **Perimeter Fence Around the Community:** Brett Asbury  
Brett and others expressed a need for fencing around the community. Patrick with Alliant will look into a specification and quotes pertaining to same.

**10) Board of Director Requests:**

- a) Richard N - Clubhouse thermostats set too low over the weekends.  
Joe M suggested a coded thermostat and will look into this.
- b) Joe T – Cleanliness of the clubhouse is lacking. Patrick with Alliant is looking into a solution and report back.
- c) Joe T – Residents are offended they have to show ID when asked. Need more cooperation from the community.

**11) Comments & Questions – Non Agenda Items:**

- a) Cheryl Brophy – Scoop and mailer are not consistent.
- b) Cheryl Brophy – Inform residents of office personnel changes.

**12) Adjourn:**

**MOTION:** Motion was made by Richard Nussbaum to adjourn the meeting.  
Seconded by Joe Targia. **All in favor, motion passes.**

**12) Adjournment: 8:20 pm**

Respectfully Submitted by  
Patrick K. McGuire, CAM  
Alliant Association Management, LLC

**STONEYBROOK AT GATEWAY  
ARC COMMITTEE  
FRIDAY, JUNE 25, 2010, 10:00 A.M. STONEYBROOK CLUBHOUSE**

**Call to Order 10:10**

**4 members present:**

**-Cheri Hilenski, Lynn Lewis, Suzanne Mikulka, Joanne Targia**

**3 guests:- Margaret Fineberg, Brian Ellis, AnnMarie Swidwa**

**Approval of May 21, 2010 Minutes- 1<sup>st</sup>-Lynn Lewis: 2<sup>nd</sup>-Suzanne Mikulka**

**Bucar @ 12498 Pebblestone –Replace existing garage and entry light fixtures.**

**Reviewed pictures. All in favor**

**Hanoman @ 12470 Pebblestone – Install brick planters in front of garage, 2 tiers of peach brick with white stone, continue plant type as pictured.**

**Reviewed plans and pictures. All in favor**

**Hanoman @ 12470 Pebblestone – Install brick planters in front of house on east side of front door, 2 tiers of peach brick with stone as pictured. Plant pygmy palm on one side of bed, and flowering shrub and annuals on other side with stone bench in center.**

**Discussed new developments, viewed pictures. All in favor**

**Hanoman @ 12470 Pebblestone – Plant 4 Royal Palms with landscape lighting along driveway.**

**All in favor**

**Hanoman @ 12470 Pebblestone –Plant one mango and one pear in back yard.**

**Discussed set-back limitations along water. All in favor**

**Ellis @ 12454 Green Stone – Replace Sod, install landscape curbing and rock, also replace plants in flower beds (native plants).**

**Reviewed site plans. All in favor**

**Swidwa @ 12430 Rock Ridge - Extend paver driveway and create new front walk, paint garage door, add wall fountain.**

**Discussion regarding all facets. Need site plan for swing set. All in favor**

**Gargiulo @ 9847 Blue Stone –Add concrete slab where lanai opens to back yard.**

**Dimensions okay. All in favor**

**Campbell @ 9729 Blue Stone – Add guttering.**

**Viewed and approved**

**Moonshower @ 12839 Ivory Stone – Add paver patio and lanai to back of house.**

**Viewed and approved**

**Stout/Cechilo @ 12816 Ivory Stone – Fence around back yard.**

**Cited Arc manual 2.13. Denied**

**Deaton @ 12742 Ivory Stone – Repaint House (already done).**

**Discussion to send letter stating approval must be received before making changes.**

**Recommend to fining committee some sort of punishment. Color swatches to be added to book.**

**Approved with much discussion.**

**Gyurich @ 12719 Stone Tower – Add decorative curbing.**

**Viewed pictures. Approved**

**Gyurich @ 12719 Stone Tower – Add guttering.**

**Viewed pictures. Approved**

**Gyurich @ 12719 Stone Tower – Add on to front walkway and add back patio.**

**Viewed pictures. Approved**

**Gyurich @ 12719 Stone Tower – Paint front door.**

**Approved**

**Next Meeting: July 20,2010 7pm**

**Announcements- Cheri Hilenski**

**will take over as chairperson.**

**Adjourn- 11:15**