

**STONEYBROOK AT GATEWAY MASTER
HOMEOWNERS ASSOCIATION, INC.
NOTICE OF BOARD OF DIRECTORS MEETING
May 17, 2010 @ 7:00 PM
Stoneybrook Community Clubhouse**

Present in Person: Margaret Fineberg, Joe Mikulka, Richard Nussbaum, Joe Targia, David Lethem, John Jack, Brett Ashbury and Gina Queen representing Alliant Property Management.

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 door, at the guard house, on the website and on channel 95.

3) Approval of the Minutes: April 8, 2010

Motion: Motion was made by Joe Targia to approve and accept April 8, 2010 as written, seconded by Richard Nussbaum. **All in favor motion passes.**

4) Alliant Report was given by Gina Queen:

- a. Prepared Minutes for your April Meeting.
- b. Processed package for May's Fines & Hearing Meeting.
- c. Processed compliance letters including Fines and Hearing notices.
- d. Spoke with Lee County School Superintendant regarding school bus drop off and pick up locations. They will be making changes to routes and pick up/drop off locations and will take into consideration our recommendations.
- e. Working with Warren to finalize Compliance Spreadsheet.
- f. Please be patient The Stoneybrook Website is under construction.
- g. There were 2 closings and 13 transponders sold in April.
- h. Suggestion Box is now located outside the office door and will also be available on the website.
- i. The trial time is over for the extended office hours. Wednesday evenings seem to be the only day residents are taking advantage of the extended hours.

5) Comments and questions from owners pertaining to agenda items only:

Sherry Bucar asked who would be paying the \$716.00 not collected at closing on 12378 Crooked Creek. Gina Queen reported that it would be paid by the title company.

6) Treasurers Report was given by David Lethem: April numbers

- Operating Total Assets \$738,399.
 - Operating Liabilities \$234,251.
 - Reserves \$ 87,056
- Overall under budget.

Sherry Bucar had questions regarding the Estates Account; David stated that he would have the information prior to the next meeting.

7) Committee Reports:

a. ARC Committee: Joanne Targia (Not Present)

See attached

b. Budget Committee: David Lethem

David stated that he will schedule a meeting for July.

c. Clubhouse Committee: Richard Nusbaum

Richard reported that he has replaced 3 basketball nets. Two (2) at the far end of the court are a different type and will need help due to the design. Joe Mikulka stated that he would help.

d. Comcast Committee: Joe Mikulka

Joe reported that Gateway Greens is going forward to fight Comcast through arbitration. The court date is scheduled for next April.

e. Compliance Committee: Rick Critcher (Not Present)

f. Engineering Committee: Bret Asbury

Brett stated that he would like to address the fence and irrigation along the sidewalks. There was a lengthy discussion. Joe Mikulka stated that he feels the grates in the pool should have been done by Lennar.

g. Fining & Hearing Committee: Phil Prinzi

Phil reported that the committee is very busy and many violations are being written up.

h. Neighborhood Watch Committee: Cheryl Brophy

Cheryl stated that Nikki did not send out any notice or make signs for the last meeting. She is trying to put together a self defense class. Margaret asked if Cheryl would schedule the June meeting in time to place information in the Scoop. Cheryl also reported that there were approx. 10 mailboxes destroyed within Stoneybrook last week.

i. Privacy & Protection Committee: Joe Mikulka

Joe reminded everyone what happened with traffic within the community on Halloween. Joe Targia suggested having a limited number of passes that residents could get in advance. Each pass would be numbered and logged. The committee is open to other ideas. There was a lengthy discussion.

8) Unfinished Business:

a. Meeting Date: Margaret Fineburg

There was a brief discussion.

MOTION: Motion was made by Joe Targia to change meeting date to the third Monday of each month at 7:00pm., seconded by John Jack. **All in favor, motion passes.**

b. Bid for Sealing/Stripping Parking Lot: Joe Mikulka

Joe suggested that we go forward with D&G Seal Coating. There was a lengthy discussion.

MOTION: Motion was made by Joe Mikulka to accept the proposal from D&G \$2,890. for seal coating and \$700. for stripping to be scheduled when no rain in the forecast, to be paid out of reserves, seconded by Brett Asbury. **All in favor, motion passes.**

c. Insurance Appraisal & Bids: Joe Mikulka

There was a lengthy discussion regarding our current insurance. Joe reported that Gino with Oswald Tripp (our current broker) refuses to give us a credit for our wind mitigation; Rick with Dawson provided us with a proposal that gave us a huge discount approx. \$42,000 in savings. The proposal also noted a locked in three year premium.

MOTION: Motion was made by Joe Mikulka to accept the proposal from Dawson as of May 20, 2010. Terminating the current policy one month early so that we are not renewing in the hurricane season in the future, seconded by Richard Nussbaum. **All in favor, motion passes.**

9) New Business:

a. Holiday/Summer Clubhouse: Richard Nussbaum/Joe Mikulka

Richard reported that Susie is doing a wonderful job and would like to increase rover hours. There was a lengthy discussion. Richard stated that we are having an ongoing problem with residents and guest drinking in the pool. Joe Mikulka stated that the increase would mean approx. \$600. per month.

Motion: Motion was made by Joe Mikulka to extend rover hours for two months, four hours on Saturdays and five hours on Sundays for the clubhouse and pool area, seconded by Brett Asbury. **Joe Targia abstained. Margaret Fineburg, Joe Mikulka, John Jack, David Lethem, Richard Nussbaum and Brett Asbury in favor, motion passes.**

b. Propane Contract: Joe Mikulka

Joe reported that we have been being overcharged, after speaking to the new manager with Balgas we should be intitled to a significant credit. Joe stated that he will not move forward until he receives the new rate.

c. GAB Robins Bill: Joe Mikulka

Joe reported that we received an outrageous appraisal from GAB and with the purpose determining amount of insurance needed it was of no use as we received months after the budget was approved. Joe asked that Gina prepare a letter to GAB explaining why we do not feel that we should have to pay for this and forward to the Board for approval prior to mailing certified.

d. Assessment Collection: David Lethem (tabled until next meeting)

e. Use of Areca Palms in Landscaping: ARC Committee Request

There was a lengthy discussion.

MOTION: Motion was made by Joe Targia to table until more information is obtained, seconded by Joe Mikulka. **All in favor, motion passes.**

f. Planting of vegetable garden: ARC Committee Request

There was a lengthy discussion.

MOTION: Motion was made by Joe Mikulka for the ARC Committee to decide on a case by case basis, seconded by Richard Nussbaum. **All in favor, motion passes.**

g. Clubhouse Hours:

There was a lengthy discussion.

MOTION: Motion was made by Joe Mikulka to change office hours beginning June 1st to Monday, Tuesday, Thursday and Fridays to 9:00am - 5:00pm, Wednesday 9:00am - 7:00 pm and Saturday's 9:00 - 1:00pm., seconded by Brett Asbury. **All in favor, motion passes.**

10) Board of Directors Requests:

John Jack - John reported that Joe Mikulka, David Lethem and himself are currently working with GSCDD regarding the new no parking signs that GSCDD have recently placed within the community.

Joe Targia - Joe suggested that the Board Members attend Coffee and Conversation by rotating every Tuesday. Joe also suggested a reader for the gatehouse. There was a lengthy discussion.

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

Lucy Senior reported that the street sign on Ivory Stone and Pebblebrook is hidden in the trees.

Cheryl Brophy stated that the Board should thank Sherry Bucar and Matt Davis for there service to the community.

12) Adjournment: 9:18pm

Respectfully Submitted by
Gina Queen, CAM
Alliant Property Management, LLC

**STONEYBROOK AT GATEWAY
ARC COMMITTEE MINUTES
TUESDAY, APRIL 30, 2010
7:00 P.M. STONEYBROOK CLUBHOUSE**

Call to Order – 7:03 PM

Members Present – Joanne Targia, Suzanne Mikulka, and Chris Kielmeyer

Guest Present – Margaret Fineberg

Proof of Notice – Posted on front door of clubhouse, On website, On Channel 95.

Approval of Minutes– March minutes to be approved at May meeting

New Business

Browning @ 12435 Pebble Stone – Create a plant barrier around house.

(2nd Request). Request as submitted denied. Final determination will be sent to owners after May 21st ARC Meeting. ARC committee is requesting guidance from the Master Board concerning use of Areca Palms.

Cathey @ 12669 Ivory Stone – Basketball Hoop / Swing set.

Approved per ARC Guidelines-All in Favor.

Critcher @ 12880 Stone Tower – Screen enclosure - front porch. (already Installed).

Approved-All in Favor

Forest @ 9760 Blue Stone – Plant pygmy date palms.

Approved per Plans resident provided-All in Favor.

Hebert @ 9877 Blue Stone – Landscape flowerbed - right front of house.

Approved per Plans resident provided-All in Favor.

Loicano @ 12450 Pebble Stone – Install stamped concrete curbing.

Approved-All in Favor.

Lulaj @ 12567 Ivory Stone – Paint house.

Approved per Paint Samples resident provided-All in Favor.

Manno @ 9765 Blue Stone – Paint door/stones around landscaping. (landscape stones already in place).

Denied for lack of paint and color samples. All agreed on denial.

Merz @ 12686 Ivory Stone – Brick paver patio.

Denied because of placement in yard. Request was for patio to be detached from the home and placed in far corner of property. All agreed on denial.

Nussbaum @ 12466 Crooked Creek – Replace shrubs/paint driveway.

Approved per Plans resident provided-All in Favor.

Smith @ 12448 Green Stone – Raised wooden vegetable garden plots.

Denied request for 2 foot high wooden gardens boxes to be built and placed on side yard. All agreed on denial.

(Note: ARC committee is requesting guidance form Master Board on planting of vegetable gardens.)

Strauss @12405 Muddy Creek – Gold colored mulch in flowerbeds.

Approved-All in Favor.

De Diego @ 12935 Stone Tower – paint exterior.

Approved per Paint Samples resident provided-All in Favor.

Announcements - None

Next Meeting: May 21, 2010

Adjourn – 8:25PM