

**STONEYBROOK AT GATEWAY MASTER
HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
June 21st, 2010**

UNAPPROVED DRAFT

Present in Person: Margaret Fineberg, Joe Mikulka, Richard Nussbaum, Joe Targia, David Lethem, John Jack and Sue Ann Ruel representing Alliant Association Management
Absent: Brett Asbury , Gina Queen from Alliant was not present.

- 1) **Call to Order / Establish a Quorum :** A quorum was established and the meeting was called to order at 7:00 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 from May 17th, 2010**

MOTION: Motion was made by Joe Mikulka to approve and accept May 17th, 2010 minutes as written, seconded by Richard Nussbaum. **All in favor, motion passes.**

- 4) **Management Report: No Management Report Given**
- 5) **Questions & Comments (agenda items only): No requests to speak**
- 6) **Treasurers Report: David Lethem**

Operating Total Assets	\$796,851.78
Operating Liabilities	\$130,238.37
Reserves	\$87,110.44

7) **Committee Reports:**

- a) **ARC Committee: Joanne Targia read all results**
John Jack asked for clarification of storm shutters that were approved.
*See attached minutes.
- b) **Clubhouse Committee: No report**
- c) **Compliance Committee: No Report**
- d) **Engineering Committee: No Report**
- e) **Fining Committee: No Report**
- f) **GSCDD/SBG Liason Committee: David Lethem**
Discussed assignment of security contract.
- g) **Neighborhood Watch: Cheryl Brophy**
A good turnout was reported, discussed an e-mail blast to attract volunteers.

8) **Unfinished Business:**

- a) **Areca Palms:**
There was a lengthy discussion regarding aesthetics and maintenance.

MOTION: Motion was made by Richard Nussbaum to only allow Areca palms around pool cage and lanais only. Seconded by Joe Targia. **All in favor, motion passes.**

b) Parking Sign Update: David Lethem

There was a lengthy discussion regarding a formal document request and road ownership.

c) Collections: David Lethem

Stoneybrook and Alliant will work together with homeowners in regard to non-payment of dues. Approximately 80 homes are delinquent. David Lethem contacted 3 collection agencies. Joe Mikulka suggested David contact Stoneybrook/Estero to see how they are handling this issue. There was a lengthy discussion and further discussion was suggested.

d) Filla Spa:

The attorneys have made an offer to the Filla's on May 26th. Deadline for acceptance of offer July 11th.

e) Gatehouse Hardware/Software: Joe Targia

A new device was discussed that would read a driver's license and enter the information into the computer. Proposed system cost is \$1,972.28

MOTION: Motion was made by John Jack to accept the TEM Systems, Inc. proposal upon clarification of coverage and confirmation of existing software compatibility in writing. Seconded by Richard Nussbaum. **All in favor, motion passes.**

f) Draft of Proxy for Amendment:

Proxy was reviewed by Darrin Schutt.

MOTION: Motion was made by Richard Nussbaum to hold a special membership meeting on Aug 16th at 6:30 pm prior to the Board meeting. Seconded by David Lethem. **All in favor, motion passes.**

g) Propane Contract: Joe Mikulka

The current balance is a credit of \$2,400.00 There was some discussion of the possibility and complexity of changing propane vendors. Joe Mikulka suggested that Alliant look into a different vendor and fixed-price formula.

9) New Business:

a) Action Item List for Scoop/Website: Brett Asbury

Brett will handle this.

b) Neighborhood Watch Supplies: Joe Targia

MOTION: Motion was made by Joe Targia to purchase supplies at a cost not to exceed \$200.00 Seconded by Richard Nussbaum. **All in favor, motion passes.**

c) Room Rental Agreement: Joe Targia

There was discussion on the adequacy of the fee amounts and where this money goes. Security will do a check and fill out a form when there are back-to-back parties. Joe Targia proposed a \$50.00 increase to the room rental effective July 1st and announced in the Scoop.

MOTION: Motion was made by Richard Nussbaum to increase the room rental by \$50.00 effective July 1st. Seconded by David Lethem. **All in favor, motion passes.**

d) Food & Drink Poolside: Joe Targia

The “No Food” policy at the pool was upheld after a lengthy discussion.

e) Towing:

Dissatisfaction with the responsiveness of the current towing company was discussed.

MOTION: Motion was made by David Lethem to hire AIC as the new towing company. Seconded by Joe Mikulka. **All in favor, motion passes. (Joe Targia abstained.)**

10) Board of Director Requests:

- a) Joe Mikulka – AC man in Scoop would like to do contracts.
- b) Lee Bushong – Community access for Law Enforcement officers.
- c) Joe Mikulka – Possible lighting changes.

11) Comments & Questions - Non Agenda Items:

- a) Cheryl Brophy – Friendliness of the Security Staff.
- b) Paul Kelmeyer – To build a sign holder. Materials cost only.
- c) Suzanne Mikulka – Inquired about the success of the activities. Joe Targia will put together a report.
- d) Lynn Lewis– Concern that the ellipticals are not of adequate quality. David Lethem reported the new parts for them would be in next week.

12) Adjourn:

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

12) Adjournment: 9:37pm

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

ARCHITECTURAL REVIEW COMMITTEE
MEETING MINUTES
FRIDAY-MAY 21, 2010

Call To Order: 1:10 pm

Proof of Notice: posted at clubhouse

Approval of prior meeting minutes: Lynn Lewis, seconded by Suzanne Mikulka

Attendance: Suzanne Mikulka, Lynn Lewis, Cheri Hilenski

Guest: Sherry Bucar, Margaret Fineberg

1. Browning- 12435 Pebble Stone Ct. Owner requesting to create a plant barrier with Golden Cane Palms (Areca Palms).
 - a. Viewed previously submitted plans
 - b. Denied- ARC requesting that the owner consider being present at the next Master Board Meeting to clarify said plantings (type and placement). This request had been previously denied with the same submitted plans. As viewed, nothing has changed for the resubmit, so we are requesting clarification. ARC committee still awaiting ruling from Master Board on use of Areca Palms.
2. Bucar-12498 Pebble Stone Ct. Owner requesting to replace existing dead hibiscus plants and to replace with a Bismark Palm tree in the backyard.
 - a. Owner present to explain attached plans
 - b. Viewed attached plans and photos
 - c. Voted-all approve, with owner planting Bismark outside of the existing bed to allow room for growth.
3. Hanoman-12470 Pebble Stone Ct. Owner requesting to install brick planters in the front of the residence, as well as to plant several Coconut Palms alongside the driveway. Also requesting to place flower pots on brick pads in the backyard.
 - a. Viewed previously submitted request. No changes have been submitted to the previously denied requests for said work.
 - b. Request denied after discussion and the ARC is referring this request back to the Master Board.
4. Corcoran-12887 Ivory Stone Loop. Owner requesting to add concrete curbing to border existing flower beds.
 - a. Viewed attached photos
 - b. Voted-all approve
5. Mainero-12422 Rock Ridge Lane. Owner requesting to add landscape mulch, bricks and solar lighting as well as planting a vegetable/fruit garden in the backyard.
 - a. Voted-denied. Owner needs to submit site plan for exact type of plantings and dimensions.
6. Gonzalez-12515 Stone Tower Loop. Owner requesting to re-sod the yard and to remove a tree from the side yard.
 - a. Viewed submitted photos.
 - b. Voted-all approve, as long as the homeowner replaces the existing tree with a similar planting.
7. Garguilo-9847 Blue Stone Cr. Owner requesting to place a screen enclosure behind the home over a previously approved concrete paver patio.
 - a. Viewed Site Plan
 - b. Voted-all approve

8. Prince-12645 Gemstone Ct. Owner requesting to re-paint exterior of residence.
 - a. Viewed approved Stoneybrook colors.
 - b. Voted-all approve

9. Molbert-12435 Crooked Creek Lane. Owner requesting to install electric hurricane shutters on the exterior of the residence.
 - a. last minute request that the board opted to review
 - b. Viewed attached photos
 - c. Voted-all approve

Announcements: Discuss June Meeting date and time.

Next Meeting: June 25, 2010 @ 10:00 am

Adjourn: 1:45 pm.