

STONEYBROOK OPTIMIZATION COMMITTEE MINUTES

JULY 28, 2011

The meeting of the Stoneybrook Optimization Committee was called to order at 6:30 p.m. by Chuck Faust, who co-chaired the meeting with Phil Martinetti. The minutes of the May 12, 2011 meeting were sent to all members by e-mail. The minutes were approved with no changes.

Town Hall Meeting on July 14, 2011: Chuck reviewed what Tony Burdett told residents at this meeting. Lennar does not plan to build on the Moore's Dairy Farm property and wants to turn Stoneybrook over to the homeowners. However, certain legal blocks exist right now, including getting the bank that owns the property to agree to remove it from our documents. Any development of the Farm property would not be part of Stoneybrook. Tony asked for three volunteers for the Architectural Review Committee (ARC) and wants to appoint three other volunteers to a community leadership group so residents can be involved in the operations of the community. Interested people should contact Brenda Noellert, our community manager. Phil Martinetti reported that Lennar plans to build on the north side of Port Harbour Parkway (the land that has been for sale) and that it will be a stand-alone development.

Community Manager's Report: Brenda Noellert presented a detailed report for the months of June and July.

Activities:

- Luau and Dive In Movie on June 18th (150 attended)
- Dive in Movie on July 15th (175 attended). Next dates July 29th and August 19th.
- Marauders Game on July 21st (50 tickets bought). Next games August 4th and August 18th.
- Story Time on Monday evenings at 6:30 p.m. until school resumes.

Recreation Center:

Envera has upgraded the camera equipment at the front gate, plus installed a loop to monitor visitor traffic in the visitor line. At the Rec Center pool, five cameras, a speaker, and motion sensors have been added for after-hours monitoring of the property by Envera. If people don't

leave after a warning from Envera, the Roving Patrol will be called, and eventually the Manatee County Sheriff's Office.

Omar's Cleaning Services is now doing the cleaning in the Rec Center, Satellite Pool area, and the front Gate House. They provide more services for the same price. Super Pools is now doing the maintenance on the two community pools for the same price with better service.

Office computers have been totally updated. Gate information is now tied to the homeowners' records in the TOPS system. Many man hours have been dedicated to doing title research and input into homeowners' records to make certain that information for all owners is correct. This is very important for elections after turnover. Of the 947 properties, 236 entries have been made to property records and 253 owner records have been updated. With a lot of help from Allison Betts, white cards have been verified with properties and collections of the \$100 transfer fee for tenants using the amenities have been greatly increased. The system also is used to track covenant violations and foreclosures.

Maintenance: Air conditioning units and pool heat pumps. Extensive pool repairs included: rework of one pool motor, installation of two 6" butterfly valves, change out of the breaker box, replacement of three pool lights, new spa bubble pump, new pool flow meters, new Steiner feeders (for chemicals), new pump lid, new pump in the mushroom/kiddie pool and the satellite pool, new filters for the spa and mushroom/kiddie pool, and major drain line cleaned. Coping at the pool corners was replaced and another 66 linear feet will be replaced. The pool decks and buildings were power washed.

Repairs on lights for the tennis courts and basketball court will start tomorrow. Two metal poles in each area will be replaced by composite poles. Replacing the remaining lights could cost up to \$20,000. After repairs on the lights have been completed, the fence and nets at the tennis courts will be repaired/replaced. Repairs for the front gate house (archway damaged by a truck last fall) have gone into litigation.

Brenda said she would advise a homeowner board to get a company to inspect the facilities and recommend any changes to keep the property in good condition.

Finance Committee: Gene Aulenbach presented the report for Klaus Offermann, who is traveling. As of June 2011, a total of 172 units in Stoneybrook were delinquent in paying their fees (18.2% of the 947 units). Of these units, 97 had not paid for less than one year, 22 had not paid for one to two years, and 53 were delinquent for more than two years. HH Management

was handling 94 accounts, while the Miami law firm was handling 78 accounts. The total uncollected fees from these 172 units was \$222, 272. The committee soon will start working on the budget for FY 2012 after Robyn Fisher does the preliminary work in August. The committee wants to bring the proposed budget to the community for comments in a meeting, and then get back to Tony Burdett in October.

Maintenance Committee: Terry Beam presented the report for Mike Listro. A considerable amount has been accomplished --- more than 70 line items on three typed pages --- with Brenda's cooperation. Terry outlined some of the currently identified maintenance items being addressed in preparation for the FY 2012 budget. Detailed cost estimates are being prepared and should be available before September 1st.

Recreation Center: Exterior/interior painting, power wash roof, flooring replacement/repair and steam cleaning (includes installation of rubberized "gym" floor in fitness room), sunscreens in fitness room, and indentify a night time lock down mechanism that allows access to restrooms from fitness room (so outside doors can be locked).

Other items include readdressing the need for increased hours from the maintenance person (currently half-time) and creating a plan for tennis and basketball court lighting and ongoing maintenance. We have four new lights now, and the remaining ten may soon need replacement.

Terry said that anyone with additional maintenance items to suggest should give them to Mike Listro or Terry before August 15th.

Landscape Committee: Tom Bakalar reported that the committee has been re-activated since landscaping will still be managed by the HOA. There will be a written agreement between the CDD and the HOA for this responsibility. Budget requests for FY 2012 have been submitted. There may be an additional request for replacement of aging plants and turf. Mulching all areas this fall is on schedule. In a future year there may be a need to adjust for operations such as care of palms. The first phase to improve the berm behind Stone Harbour Loop has begun. Ornamental grasses may be planted in a two to three year effort. There's always a need for balance between the budget and needs. The committee may make some recommendations to the HH Master Association. Larry Eichert will be the liaison between the committee and the CDD for lakes and preserve maintenance.

Neighborhood Watch: Gene Aulenbach said that the Envera installation and monitoring of cameras at the Rec Center pool is a major accomplishment and has been requested by residents

since 2007. There now are seven exterior cameras and one interior camera in the fitness room. The new Envera contract also includes a “look back” camera at the front gate to alert Envera of long lines of visitors. The suggested procedure for a visitor not on a resident’s list is to ask that visitor to get out of line, call the resident to add their name, and get back in line. All of the above enhancements are part of the current contract, at no additional cost.

Gene reported the cost of lights at the basketball and tennis courts has increased greatly in recent months. The timer box has been vandalized and the lights often remain on all night. He requested residents who see the lights on after 9:30 p.m. to call the Roving Patrol (941-549-9637) and they will turn off the lights. We have received alerts from the Manatee County Sheriff’s Office about home invasions in Lakewood Ranch. Keep your doors locked and don’t open your door to a person whom you do not know. If the situation persists, call 911. To prevent theft from vehicles left in your driveway, be sure to remove valuables and lock all doors. One resident advised everyone who is shopping to return home a different way than usual. Thieves can target people and follow them home from shopping centers.

Helping Hands: Carol Eichert said the next Helping Hands meeting will be after Coffee Club on Monday September 12th. The fashion show will be on November 12th. Tickets are available for \$25 and the clubhouse can seat 140. There was a new printing of the Stoneybrook cookbook, now on sale for \$10.

Harbour Hatties: There was no report from this group.

Community Website: Lee Bettes reported that the website averages 30 to 50 users per day. During the past 60 days, 532 unique web addresses have accessed the website. He is looking for residents to contribute positive articles. He said there are three new tabs for Stoneybrook golf course activities. We should encourage residents to go to the website to find out what’s happening and for reference information about the community. Remember the sign outside the Rec Center with the website address. Brenda said information about the website is included in the packet for new residents.

Heritage Harbour South CDD:

Lee Bettes gave a Power Point presentation about the functions of the CDD and what CDD residents are getting for the assessments paid on their property tax bills. Assessments pay for bonds used to build the infrastructure (debt service funds) and for operations to manage the CDD’s assets (general funds). Lee distributed a chart showing the estimated FY 2012

assessment for each type of housing unit and a comparison with the cost in FY 2011. The FY 2012 budget also provides the first emergency reserves for the CDD, which would pay for opening roads, removing trees and debris, and draining flooded areas in the event of a major storm. The cost per unit for this service during FY 2012 is \$72.11 per unit. Lee also discussed the storm water management system, designed to accommodate eight inches of rain in a one hour period.

Community Emergency Response Team (CERT): Tony Iannacone announced that he is organizing a CERT team for residents of Heritage Harbour South CDD (Stoneybrook and Lighthouse Cove) to aid the community in time of disaster. After a hurricane, tornado, or other disaster, the team would assess the needs in each neighborhood and care for people until the first responders arrive. We can't expect assistance from the county for at least seven days after a disaster. Tony is trying to recruit about 30 residents who would attend free training by the county, probably next spring. He is meeting with active CERTs in Waterlefe, Lakewood Ranch, University Park and Greenfield Plantation. Brenda has had CERT training. See the website for more information.

Comments and Concerns:

Michelle Patterson reported that she is still forming a group to organize and promote fitness activities. She told Brenda that the cleaners should pay more attention to the bottom sections of fitness equipment.

Chuck expressed his appreciation to all the people involved in committees and giving reports.

The meeting was adjourned at 7:50 p.m.

Barbara Aulenbach, Secretary