

# STONEYBROOK OPTIMIZATION COMMITTEE MINUTES

MARCH 24, 2011

The meeting of the Stoneybrook Optimization Committee was called to order at 6:32 p.m. by Mike Listro, the chairman of the Maintenance Committee. The minutes of the January 20, 2011 meeting were sent to all members by e-mail. The minutes were approved with no changes.

**Maintenance Committee:** Mike Listro reported that he, Tom Bakalar, and Klaus Offermann met with Brenda Noellert, our community manager, last week. The items on the committee's original list have been completed. Now the committee will develop a list of major items that need to be addressed in the next year or two. This includes major work on the Rec Center.

**Community Manager's Report:** Brenda Noellert said that she and Allison Betts, our activities director, have compiled a quarterly report of numerous actions taken and accomplishments. The report for January through March 2011 (attached to these minutes) gives statistics on compliance actions, a list of numerous maintenance issues addressed, and a summary of the activities director's workload during the quarter. The report also will be included in the newsletter and posted on the community website

In response to a question, Brenda said that Envera can use Tag Talk to check license plate numbers for vehicles entering the gates illegally. If a vehicle causes damage, the Association can get this information to pursue reimbursement for repairs. Residents who observe tailgating or other illegal activity at the gates are urged to report the date, time, and vehicle description to Brenda. A resident expressed concern about the lack of a cardio class equivalent to one previously offered. Brenda suggested that the resident talk with Allison.

**Community Website:** Barb Aulenbach reported for Lee Bettes that the website continues to attract readers. Under the "Home" tab, new environmental pages feature our birds and lakes. See the article on Earth Day 2011, scheduled for Saturday, April 23<sup>rd</sup>. The website continues to welcome stories and articles from residents.

**Neighborhood Watch:** Barb Aulenbach said that Stoneybrook Neighborhood Watch will meet on Monday, April 11<sup>th</sup> at 6:30. A guest speaker on security services is planned. Details will be included in the April newsletter, the website, and an e-mail to Neighborhood Watch members.

**Landscape Committee:** Tom Bakalar reported that, as a result of the recent vote by the CDD to take over landscaping within the CDD in 2012, all but one of the committee members are resigning at the end of the year. Committee members believe they were told this shift would not happen until 2013, and they question the motives for the decision. There is a lack of trust and a lack of communication between committee members and the CDD. They are afraid that reduced services will be provided at a higher cost and that the CDD is not looking at the value of services provided by TrueScapes. The District Manager and others are not aware of all that has gone on during the past five years to build trust and quality services.

The CDD's explanation for the shift to CDD control is that it is part of a larger effort to pay the cost of operating the assets owned by the CDD. The District Manager insists that operations will not change, only who pays the bills. Committee members and residents were encouraged to work through the negative reactions by January 2012. Residents will encourage the CDD to have a public discussion at the April 7<sup>th</sup> CDD meeting to improve communication.

**Harbour Hatties:** The group had nothing to report at this meeting.

**Helping Hands:** Carol Eichert reported that the group currently has 84 members. The Afternoon Tea on March 12<sup>th</sup> was very successful and raised \$2500 for Hope Family Services.

**Heritage Harbour South CDD:** Rosalie Celio said there was nothing to report in addition to the previous discussion.

**Optimization Committee and Stoneybrook Documents:** Klaus Offermann explained that proposed revisions to the Stoneybrook documents began after talk of turnover by Lennar started in 2010. Tony Burdett indicated a willingness to make some changes prior to turnover. The group of committee chairs who worked to keep the Optimization Committee alive developed the proposed changes that were posted on the website. Next week they will meet with Tony Burdett to see what changes he is willing to make. After Klaus concluded his presentation, there were no questions from the audience.

**Finance Committee:** Klaus Offermann reported details about unpaid Stoneybrook assessments. Beginning in 2007, the amount of unpaid assessments increased to \$190,000 in 2009 and \$226,000 in 2010. The more serious cases are handled by the Associated Law Group, and the trend is a decrease in the number of cases. Robyn Fischer of HH Management said that some homeowners consistently do not pay their fees during the first month of the quarter. First she sends out a late letter,

with a \$25 late fee. Next a due letter is sent, followed by a certified letter. This letter states that if fees are not paid in 45 days, a lien may be placed on the property. Klaus estimated that in an average quarter, \$45,000 in assessments is outstanding (18.5% of homes). After turnover, unpaid assessments would be the problem of the homeowner board and all homeowners.

**Questions and Concerns:** Who is responsible for maintaining the drainage ditch on the east side of Stoneybrook? Responsibility is shared with Greenfield Plantation and Waterlefe. After turnover, there may be a need for action to get all parties to fulfill their responsibility. What happens after turnover to the dead end on Brookfield Terrace? Brenda said Lennar will have to resolve this and other similar street issues with the county.

What happens after Lennar sends out a turnover notice? Brenda said homeowners must receive at least 60 days' notice. The first letter would solicit candidates for the board. Another notice would be sent concerning the turnover meeting, with information on board candidates, a ballot, and a proxy form. Tony Burdett would open the meeting. After the election of board members, the board selects their own officers. The board has the authority to name committees and specify their job descriptions. The board appoints committee members, and committees are responsible to the board. The association's budget would continue for the rest of the fiscal year. Insurance policies and contracts would be reviewed by the board. She recommends a limited plan of action for the board as they begin their work.

The meeting was adjourned at 8:00 p.m.

Barbara Aulenbach, Secretary

STONEYBROOK QUARTERLY  
CAMPUS REPORT  
JANUARY-MARCH, 2011

Managers Report

- Violation, Compliance, and ARC letters sent –424
- Hearing Packets reviewed – 119
- ARC's Packets reviewed – 38

General Campus Repairs and Maintenance

- Four No Parking Signs installed on Stone Harbour Loop by gate house
- 140 Light bulbs replaced around the Recreation Center
- Plantings and mulch added to the front door area of the fitness center
- 4 Fans installed for air circulation
- Bid out cleaning services
- Developed a vendors list for SB
- Annual Fire Alarm and Extinguisher inspection
- Annual Security Alarm System inspection
- A/C units cleaned and inspected (center and gate house), 2 new thermostats installed
- New arms and counter weights added to front gate house
- Legal action taken for damage to the front Gate House
- Panels added to back gate house windows and door
- Bids received for resurfacing of the basketball court, tennis courts. Bids to correct drainage issue
- Dog Park had shell added to the parking lot
- Heater replaced for the spa (\$2500)
- Palms trimmed on the pool deck
- Restrooms at the Stone Harbour Pool painted
- Fan in Ladies Restroom at Stone Harbour Pool repaired
- Covers placed on the heat pumps at Stone Harbour to stop heat pump vandalism
- Repair work on the Men's restroom at Recreation Center started  
74 emails and numerous meetings and call made to resolve this
- Fitness Center equipment quarterly maintenance
- Purchased a "new used" tread mill and bike
- Attended 7 business meeting for the behalf of the community

Activity Director's Report

- New Owner Packets - 26
- Transfer of Membership Packets – 18
- Gate Remotes and Cards 57
- Gate Cards Suspend/changed - 11
- Information changes to Envera – 27
- Table/Chair set up and taken down - 814
- Classes for Line Dancing started – with 71 participates
- Newsletters published – 3, sent via email and printed 400 copies
- Homeowners Manual printed – 50
- ID cards issued - 50