

Stoneybrook Optimization Committee Meeting May 12, 2011

The meeting of the Stoneybrook Optimization Committee was called to order by Carol Eichert at 6:30 pm on May 12, 2011. Carol welcomed the new residents to the community. A motion was made by Harrietta Martinetti and seconded by Cathy Faust to approve the minutes of the March 24, 2011 meeting. The minutes were approved as presented.

Community Manager Report

Activities Director Report

Egg Hunt – approximately 50 participants were present. A few residents volunteered and Braden River High School Key Club sent 15 volunteers. An anonymous resident donated \$50 and the Stoneybrook Golf Course donated \$100 toward the cost of the event. An evaluation was created for the residents that participated. The comments made were “How they did the eggs-prize tabs in the eggs and not the golden eggs, made it more fair.” “Everything was great,” “Very organized,” “The inside activities for the kids.” The only negative comment was “That there needs to be better advertisement.”

Earth Day – The Eco Tours did not have a lot of participants but the residents that did participate enjoyed the tour and learned a lot about the preserves and their importance. The Farmers Market was a success. Many residents took advantage of the market being at Stoneybrook and purchased a lot of locally grown produce.

Upcoming Events

Story Time – Kicks off June 13th. Any one interested in being a reader, please contact Allison.

A Luau is being planned for the summer.

Dive-in Movies – One in June along with the Luau, two in July, and one in August. Sponsorship letters have been drafted and will be mailed out early next week.

Current Classes – Class participation has been reduced as most of the participants are part time residents.

Evening Classes – In order to accommodate working residents that can not participate in the morning classes, an ad was placed on Craig’s List to solicit Dance/Aerobics instructors for evening classes. There were two responses to the ad. Both instructors who applied will be conducting demo classes in June. (June 8th evening aerobics demo, June 7th morning yoga demo, and June 15th evening yoga demo) Messages have been left with West Coast District Manager of Jazzercise, Elizabeth West, but she has not returned the calls to date.

Line Dancing – This was a new activity that was added to Stoneybrook. This class was very successful but had to end last week as most of the residents that supported it are part time. The instructor has agreed to come back in the fall.

Community Manager Report

Report 104 Violation, Compliance, and ARC letters sent in April and through Mid-May

Hearing Packets reviewed in April – 7

ARC's Packets reviewed in April – 8

General Campus Repairs and Maintenance from April through Mid-May

Landscape Maintenance information is being worked on with members of Landscape Committee. Needs Board approval.

New temporary cleaning crew working until the contract runs out on June 6, 2011. New company will come in and do a deep cleaning before they start their twice a week cleaning.

Power washing bid for front of Rec Center, sidewalk, pool deck, tennis courts, Stone Harbour Pool deck and building

Some new office equipment has just recently been installed-new computers, with current Windows software, Publisher, Window Port, a new modem, automatic backup service for the association records (specifically the gate data base), access to the database Topps has been added, currently working on completing the compliance module for greater automation in compliance violations. This includes automation in letter writing, tracking, and reports. A new email service will be added. The old equipment will have the entire information deleted and be set up in the library. New, tighter rules will be put in place for access to the internet.

The insurance for the Stoneybrook HOA assets has been renegotiated for next year. Cost of the old policy was to increase about \$12,000 for the year. Bids were secured from three agencies. The cost went down slightly from this year's cost and also saved the increase. Savings of about \$14,000 by switching companies.

Men's Restroom Fire – Received an update from the insurance company investigator. The company will be seeking restitution from the persons involved in the fire on New Year's Eve 2010. The \$5000 deductible paid by the association will also be sought by the insurance company. This action, in the State of Florida, could take up to four years to settle.

A new treadmill and bike have been installed in the fitness center. New equipment pads should be installed within the next week.

Several bills have been reviewed and there are some areas for savings – such as changing some of the telephone services at the gatehouse for a savings of about \$70 a month, fewer door mat changes per

month for a savings of about \$150 monthly. These reviews will be acted upon if they are in the best interest of the association.

The spa had an acid wash to clean up the residue that had built up on the seating areas and especially the bottom floor area.

Two "No Loitering" signs have been ordered for the pavilion building over by the school.

Two irrigation line breaks have been repaired this month. These occurred at Stone Harbour Loop and at the Rec Center. The work was labor intensive, cost of about \$1,000.

Residents suggested that power washing of the back gate be considered, that power washing be done before the part time residents leave, and that the HOA purchase power washing equipment and have maintenance power wash four times a year.

Finance Committee

The **insurance policy** now includes insurance for the satellite pool and the building. HH Management (Brenda) suggested another insurance agency and could get a significantly lower premium.

Unpaid dues continue to be an issue. The basic situation has not changed significantly: For the 1st Quarter 2011 180 units have unpaid dues. The present short fall is \$45,000 per Quarter and is projected to be about \$190,000 for the year.

CDD

Two reasons were mentioned why the CDD South has taken over things that it has not handled in the past: Shortcuts in maintenance, including the wetlands and the lakes. Another advantage is that the county tax collector is more likely to collect assessments than a Home Owner Association (understandably he charges a fee for his activities).

It is suggested that residents go to the website to see what has happened at the CDD meetings. It was also recommended that people attend meetings at other CDDs to see how they operate and compare procedures with our own CDD.

Residents are encouraged to go to the CDD meetings and raise concerns. There were a number of things at the last CDD meeting that were a concern:

- As fees go up there is some danger that our development becomes less competitive and that could hurt home sales.
- Most residents were unable to hear the proceedings. Although there was a microphone, it was rarely used.
- An individual requesting financial history was turned down. Reason: The Government doesn't do that.
- A request was made for a different seating arrangement that facilitates discussion.

- Concern over the number of consultants attending meetings (engineers and the attorney) was raised. Is it necessary for the engineers and attorney to attend every meeting or just some meetings where specific input is necessary.
- In addressing the proposed budget, it was suggested the proposed expenditures be evaluated on the criteria of absolutely necessary, desirable, or luxury.
- Instead of building up reserves of \$500,000 would it be possible to secure a line of credit to be used in emergencies?
- Concern was expressed over the doubling of the District Manager's salary. The idea was mentioned to secure the services of a manager and attorney from the local area rather than individuals who had to travel significant distances to the meetings.
- The question was raised as to who is in charge of the CDD, the manager or the Board.
- Has the Finance Committee compared actual CDD expenses with budgeted expenses? The answer is no. The Finance Committee focuses on the HOA.
- Workshops to communicate within the board and with residents have been established. The first workshop will be May 26, 2011 at 2:00 pm at River Strand.

Harbour Hatties Report

Joan Greco is the new queen.

A meeting was called to arrange outings for the coming year. Volunteers have agreed to plan the monthly outings.

A fund raiser is being planned for Adopt a Family.

Some outings will include the men.

Helping Hands Report

Helping Hands is solvent with a balance of \$2,000, there are plans to raise money for a charity

29 cards, 4 gifts, and 3 terrariums have been distributed.

Fashion Show – plan to support The Cancer Support Center. Also considered Race for the Cure and Adopt a Family.

Plan to reprint the Stoneybrook cook book.

The next meeting will be in July

Landscape Committee Report

No report. Presently only one member, the other members have resigned.

Maintenance Committee Report

Brenda doing a great job.

The committee is looking for items for the future.

There is no choice for the committee for what gets fixed or does not get fixed.

When the residents are in charge, there will be a need for a maintenance person who is qualified to handle a wide range of work and repairs. With more in the budget, we are getting more done. The maintenance worker is moved around a lot. He needs to be directed by Brenda.

Neighborhood Watch

Alert Protective Services gave a report of what should be done at the last meeting.

The security person is now following up on overnight parking violators, issuing tickets, and notifying management.

If there is a problem in the community, call the sheriffs office

The next meeting will be in October.

Questions and Comments

Peggy Wingardh provided an update on the fitness center. She and Michelle Patterson are working together on issues in the Fitness Center. Their objectives are to establish regular aerobics classes at the Fitness Center and to refine the operation of the Fitness Center. They welcome all volunteers and suggestions. They plan to set up a meeting with Brenda in the near future. They are seeking committee status within the Optimization Committee. The next meeting will be in July.

Adjournment

On a motion by Mike Listro and a second by Harrietta Martinetti the group voted to adjourn the meeting.