

**Stoneybrook at Heritage Harbour
Community Association, Inc.
BOARD OF DIRECTORS MEETING**

Thursday February 18, 2016
Called to order at 3:00 PM
Stoneybrook Recreational Campus
200 Golden Harbour Trail
Bradenton, FL 34212

MEMBERS OF THE BOARD OF DIRECTORS

Dave Arras, Director	Phil Martinetti, Director	Ira Tropp, Treasurer
Tom Bakalar, President	Lee Miller, Vice President	Dick Williams, Director
Mike Listro, Director	JoAnne Pytlik, Director	Gene Zeiner, Secretary

Anna. Kelly, LCAM, Sondra Nagar, Administrator, ICON Management

1. Meeting was Called to Order by President Bakalar at 4:00 PM
2. Roll Call was taken by the Secretary. A quorum was established, with JoAnne Pytlik absent.
3. President Bakalar made brief opening remarks. He commended Anna Kelly for the job done thus far as manager
4. **Motion by VP Miller, second by Director Listro to approve the January 14, 2016 minutes as corrected, noting that the landscape improvement contract had been approved by all, with no abstaining by Tom Bakalar. All in Favor. Carried.**

5. Treasurer's Report – Treasurer Tropp presented Financial & Investment info and discussed the Janitorial and Reclaimed water overages to Budget. Management will investigate the overages.

6. There was no Neighborhood Watch report.

7. Board Member Reports:

Compliance – Dave Arras asked Anna Kelly to update in her report.

Dave Arras made a motion to impose a \$50.00 per day fine on Lot 454 for failure to power wash the house, roof or driveway, after a number of notifications and continue until the violation is corrected. With second by Dick Williams, the motion passed unanimously.

Dave Arras made a motion to impose a fine of \$50.00 per day on Lot 706 for failure to pressure wash the roof, after a number of notifications and to continue until the violation is corrected. With second by Dick Williams, the motion passed unanimously.

Landscape – Director Martinetti reported that the landscape improvements have been completed.

Legal / Personnel – Dick Williams distributed that the draft of the By-Laws, Articles and Declaration and asked that the Board Members review and respond to him by March 3, 2016. Ira Tropp stated that the document must be red-lined and show all original language being changed. Dick Williams suggested to have that done may cost \$1,000.00 or more. He reminded the Board that these are confidential documents

Dick Williams made a motion to approve a 2% salary increase for the manager effective February 1, 2016. Tom Bakalar noted that upon hiring the manager was informed that there would be a ninety day review and a possible increase at that time. The motion was seconded by Lee Miller and approved unanimously.

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Maintenance – Lee Miller reported the following have been completed:

- *The playground equipment has been repaired.
- *Two of the lights in the parking area have been repaired.
- *The floors have been re-painted in the satellite pool baths.

He offered appreciation to Anna Kelly and stated the rest of the items will be covered in the Property Manager's report.

Safety / Security – Director Martinetti reported that Envera has installed the new cameras at the back gate. He said for security, owners are asked to please lock their vehicles.

8. Committee Reports:

Activities – Laurie Zeiner report attached.

ARC – The ARC guidelines were presented and approved and should be posted on the Website.

Ad Hoc 5 yr. Plan – Director Williams reported the committee met last Tuesday and decided that the idea of building a new structure should be one for the future, if needed. The committee will review capital plant, such as pool Marcite, paint, paving, pumps, motors, gym equipment, etc, that may need to be replaced in the next five years.

9. Manager's Report – PM Kelley discussed and submitted a report. (Attached.) .

10. Old Business:

A. Work is ongoing with the Website. The members who have submitted their email information have been informed of the login and password.

B. Lee Miller reported a contractor has submitted written proposals for modifying a Tennis court to 2 Pickle ball courts for \$15,000.00 or creating three pickle ball courts on the skate rink for \$13,000.00. Management feels there should be dedicated pickle ball courts to resolve conflict between the two sets of enthusiast.

11. New Business: **Anna Kelly**

A. ~~Tom Bakalar~~ confirmed that Icon and the vendors are using the e-verify forms for employees. He also reviewed the CDD's Disaster Recovery Plan. He received Board support to reject the plan as presented and return to the CDD insisting the costs of clearing the streets of debris, in the event of a disaster, would be the CDD's to bear, they have a disaster fund. Tom Bakalar, Dick Williams and Phil Martinetti will act as an Ad Hoc committee to follow up on this.

Management is to get other proposals on sealing the parking lots and replacing the lights and proceed as soon as possible.

Carole Bakalar is not a member.

Tom Bakalar made a motion to appoint the following to serve on the Activities Committee:

Carole Bakalar, Jan Lane, Ann Auker, Allan Birdy, Peg Kearns, Kirsten Parker and Laurie Zeiner. With second by Lee Miller, the motion passed unanimously.

12. **Motion by VP Miller, second by Director Listro to adjourn at 4:45 PM Carried.**

13. Next Scheduled Meeting – March 17, 2016 – 3:00 PM

Respectfully Submitted,
Anna Kelly, Property Manager
Stoneybrook at Heritage Harbour Community Assn. Inc.

02182016 BOD Minutes