

***STONEYBROOK at  
HERITAGE HARBOUR  
COMMUNITY ASSOCIATION, INC.***



***5-YEAR PLAN***

***Issued 10/19/2017***

**Vision:** A Board that looks to the future of their community, as opposed to being committed only to crisis management (or management by exception) that envelopes our industry.

**Stoneybrook at Heritage Harbour Vision Statement:**

*To create and foster excellence in community, environment and quality of life.*

**Mission Statement is the roadmap of the vision.**

**Stoneybrook at Heritage Harbour Mission Statement:**

*Our mission is to enhance the quality of life in our community through effective and proactive management of our resources and our common areas: reliable and consistent enforcement of our rules and covenants: and providing ethical and fiscally responsible solutions that promote a strong sense of community to optimize our property values and plans for the future.*

## **Assessment of strengths, weaknesses, opportunities, and threats (SWOT)**

**Strengths.** List the organizational attributes that promote the association's ability to meet its mission and vision.

1. Maintained Golf Course and Restaurant within the community.
2. Grand Entrance and beautiful landscaping throughout the community.
3. Fully funded reserves each year.
4. Excellent financial condition.
5. Proximity to interstate, beaches and shopping.
6. Active membership.
7. Recreation Center and all amenities like the pool, volleyball, basketball, and tennis ball courts.
8. Communication via improved website.
9. Central Park amenities.
10. Gated community with 24/7 cameras recording entry into the community.
11. Solid management and maintenance team.
12. Reinvigorated Compliance inspections and enforcement.

**Weaknesses.** List those organizational attributes that hamper the association's ability to meet its mission and vision.

1. Inadequate facility space in recreation center.
2. Participation in community by younger residents.
3. Storm drain debris
4. Maintenance of ponds throughout Stoneybrook.
5. Lack of CDD reserve funds for roads and ponds maintenance.
6. Inadequate nighttime security as provided by the Master Association
7. Occasional long lines and waiting times for visitors to enter community.
8. The fitness room requires continuous improvement and updating which has not been done on a regular basis.

**Opportunities.** List those factors, internal and external, that would enable the association to meet its mission and vision

1. Improve facilities
2. Increase or redefine office Space – this item is completed
3. Increase space for storage – this item is completed.
4. Foster increased participation by all owners.
5. Increase nighttime security.
6. Work with CDD to improve ponds and roads.
7. Update Envera system to reduce waiting times at gate and increase security.

**Threats.** List those factors, internal or external, that would hamper the association from meeting its mission and vision.

1. Assessment Delinquencies
2. Personality conflicts
3. Homes in foreclosure.

**Build** on strengths  
**Resolve** weaknesses  
**Exploit** opportunities  
**Avoid** threats

## Completed Projects in 2016

- Repurpose Skate Rink. Funding from Fund Balance
- Upgrade pool furniture. Funding from Pool Repair Expense
- Resurface Rec Center Spa- Funding from Reserves.
- Completed Governing Documents rewrite.
- Removed the oak trees from the islands at the Rec Center and replant county approved landscaping. Funding in grounds maintenance expenses.
- Office Layout was redone to allow for more storage and better working conditions for staff.
- Changed Insurance Broker and reduced costs.
- Added Pickle ball courts.
- Added a new treadmill, elliptical and repaired existing treadmills. Added new cables to weight lifting equipment.
- Parking lot lighting was redone.
- Free energy survey from FPL

## Projected Projects for Next 5 years

### 2017

- Resurface Rec Center Pool. Funding from reserves.
- New/Replacement Equipment for Exercise Room. Funding in 2017 budget under exercise equipment repair.
- Refurbish picnic tables. Funding from reserves and Recreation/Fitness expense.
- Rewrite and adoption of our governing documents.
- Study practical energy alternatives for pools.
- Investigate the community interest for a splashpad at an estimated cost of \$120,000.
- Repave parking lot at rec center. Funding is in reserves.
- Investigate the addition of storage cabinets at the back of the large room in the rec center.
- Add landscaping at Stoneybrook monument including sod and shrubs.
- Investigate the cost to add sprinklers to the common areas.
- Investigate cost, interest and feasibility to add shade structures to several areas including the pickleball/tennis courts, activity courts and playground.
- Evaluate the cost and feasibility for hurricane protection in rec center. Study to include all alternatives ie: new windows, shutters etc.
- Replace playground equipment. Funded from reserves.

**2018**

- **New Equipment for Exercise Room. Funded from reserves.**
- **Resurface satellite pool. Funded from reserves.**
- **Implement energy alternatives if justified with cost reductions.**
- **Investigation of alternative security and admission programs into community.**
- **Implement approved and budgeted security and admission programs.**
- **Construct new shade structures if approved.**

**2019**

- **Hurricane protection for Rec Center if approved and budgeted.**

**2020/2021**

- **Upon the extension of Port Harbour Parkway, add landscaping to the corner of Stoneybrook to provide a barrier. Cost estimated at \$15,000.**