

**Stoneybrook at Heritage Harbour
Community Association, Inc.
BOARD OF DIRECTORS MEETING
Thursday, April 22, 2021
Called to order at 4:00 PM
200 Golden Harbour Trail
Bradenton, FL 34212**

MEMBERS OF THE BOARD OF DIRECTORS

Dick Williams, President	Ira Tropp, Treasurer	Christina Brantley, Secretary
Tom Bakalar, Vice President	Gene Zeiner, Director	Kelli Lee, Director

Anna. Kelly, LCAM

1. The meeting was called to order by President Dick Williams.
2. Roll Call was taken by Anna Kelly. A quorum was established, with Dick Williams, Tom Bakalar, Ira Tropp, Kelli Lee, Christina Brantley and Gene Zeiner present.

Tad Parker was present representing the CDD.

3. Vice President Bakalar made a motion to appoint Dick Williams as President, Tom Bakalar as Vice President, Ira Tropp as Treasurer and Christina Brantley as Secretary. With second by Kelli Lee, the motion passed unanimously.
4. President Williams reported that the ARC should have a paint palette guideline by the end of June. He also reported that the Administrative Assistant, Kaline, has decided to get her C.A.M. license.
5. Vice President Bakalar made a motion to approve the minutes from March 18, 2021. With second by Director Zeiner, the motion was approved unanimously.
6. Treasurer Tropp reviewed the March 2021 financial statements, indicating the Association is in a strong financial position. He will be investigating banks to move some of the funds into.
7. Treasurer Tropp made a motion to have approval to move \$2000.00 from the Reserve Interest account to the Sat.Pool Heater account. With second by Director Zeiner, the motion was approved unanimously.
8. Treasurer Tropp made a motion to have the monthly accounting work moved to Pelligrino beginning January 1, 2022. With second by Vice President Bakalar, the motion was approved unanimously.
9. Vice President Bakalar reported that the lantana has been removed at the bull nose. He also reported that the Board has negotiated a 3-year contract with Truscapes with a 3 ½ % increase the 1st year and 0% the 2nd and 3rd. Vice President Bakalar has requested a preliminary estimate from Truscapes for the work on Phase II on the median on Stone Harbour Loop. The Tree removal permit application for Phase I has not been received.
10. Director Zeiner reported the following:
 - The lights at the entrance of Stone Harbour Loop are out and will be repaired.
 - The CDD and Heritage Harbour Master had a successful workshop.
 - Heritage Harbour Master Association will take over the management of Central Park.
 - M&M will own 51% of the hotel and apartments to be built at the Market Place.
 - Phil Frankle has been appointed to serve on the CDD.
 - The CDD will pay 50% of the bill to repair Beacon Lake and \$6400.00 for sidewalk repairs.
 - The owners of the east ditch are not taking care of it.

11. Anna Kelly gave the manager's report, attached. She requested approval on a \$100.00 per day fine on Lot 737 and a \$50.00 per day fine on Lots 791, 769, 739, 299, 224, and 110.
12. Director Zeiner made a motion to approve such fines. With second by President Williams, the motion passed unanimously.
13. Vice President Bakalar noted that, as stated in section 4.3.3 of the documents, the ARC has full authority over any changes to the exterior of the property.
14. The owner of Lot #456 complained that the water from the Common area behind their house is causing flooding on their lot. They and their neighbor requested investigation into the water ponding and flooding problem.
15. Management was instructed to see what the costs to place a shut off valve on that area to control the irrigation.
16. A petition was presented by the owner of Lot #473 on behalf of themselves and 25 other lot owners requesting that the Board take action to maintain all of the common areas in Stoneybrook, including the corner lots, which are currently maintained by the owners whose lots are abutting these areas.
17. President Williams noted that the documents have been researched and the Board has been advised that maintenance of the landscape, trees and sidewalks abutting the owner's lots is the responsibility of the owner.
18. Vice President Bakalar made a motion to adjourn. With second by Director Zeiner, the motion passed unanimously.

Respectfully Submitted,

Anna M. Kelly
Community Association Manager
