

STONEBROOK AT HERITAGE HARBOUR COMMUNITY ASSOCIATION, INC.
200 GOLDEN HARBOUR TRAIL
BRADENTON, FL 34212

Board Meeting
January 21, 2019
Minutes

1. The meeting was called to order by President Miller.
2. A Quorum was established with : Lee Miller, Tom Bakalar, Ira Tropp, JoAnne Pytlik, Dick Williams, Gene Zeiner and Mike Neville present.
3. President Miller made a statement that this is a business meeting, not a town hall meeting.
4. Management was instructed to correct the December 20, 2018 minutes to read "George Mosinkis" and that Vice President Williams made the second to the approval of the minutes.
5. Vice President Williams made a motion to approve the minutes as corrected. With second Director Zeiner, the minutes were approved by a vote of five in favor and Secretary Bakalar and Director Neville abstaining.
6. Treasurer Tropp reviewed the financial statements, noting that the Association's financial position remains strong.
7. Secretary Bakalar reported that there had been no CDD meeting. He also reported that over the years the Board has spent thousands of dollars making attempts to improve the vegetation on the berm on the east side of Stone Harbour Loop. There will be an attempt again with agave plants. Secretary Bakalar presented a full landscape report (attached).
8. Anna Kelly presented the manager's report (attached).
9. Secretary Bakalar noted that he and Treasurer Tropp had met with Nick Neel from Accurate Electronics and are satisfied that the specifications of the initial contract have been met.
10. Assistant Treasurer Pytlik reviewed the 5 year, noting that the committee will meet and make a final presentation at the February meeting.
11. There were questions asked and suggestions made about the operation of the gates. The arch at the visitor entrance will soon be removed to allow for high profile vehicles to enter. Vendors may register at the office for their own decals to enter the community. Their access will be limited to 7 A.M. to 7 P.M. from Monday – Saturday. It was noted that the residents can retrieve their 5 number keypad code from management. The visitor enters this code on the key pad, the number in the directory for the resident is dialed, once you answer your phone, you will open the gate by pushing 6 on your phone. If visitors are having difficulty contacting the resident, they may dial 00000 during office hours and 02000 after hours.
12. The announcement of committee members was tabled.
13. Secretary Bakalar submitted a proposed cover letter to the owners. The letter was approved by unanimous vote.
14. It was noted that Director Neville will assist Treasurer Tropp on Security.
15. Vice President Williams made a motion to adjourn. With second by Director Zeiner, the motion passed unanimously.

Respectfully Submitted,

Anna M. Kelly
Community Association Manager