

**Stoneybrook at Heritage Harbour
Community Association, Inc.
BOARD OF DIRECTORS MEETING
Thursday, February 21, 2019
3:00 P.M.
Stoneybrook Recreational Campus
200 Golden Harbour Trail
Bradenton, FL 34212**

MEMBERS OF THE BOARD OF DIRECTORS

Dave Arras, Director	Mike Neville, Director	Ira Tropp, Treasurer
Tom Bakalar, Secretary	Dick Williams, Vice President	Larry Dickstein, Director
Lee Miller, President	JoAnne Pytlik, Assistant Treasurer	Gene Zeiner, Director

1. Meeting was Called to Order by President Miller.
2. Roll Call was taken by Anna Kelly. A quorum was established, with Lee Miller, Tom Bakalar, JoAnne Pytlik, Ira Tropp, Dave Arras, Dick Williams, Mike Neville, Gene Zeiner and Larry Dickstein present.
3. President Miller noted that this is a business meeting, not a Town Hall meeting. However, owners are welcome to address agenda items.
4. It was noted that Tad Parker and Larry Eickhart were in attendance representing the CDD.
- 5. Vice President Williams made a motion to approve the minutes from January 21, 2019. With second by Director Arras, the motion was approved unanimously.**
6. Treasurer Tropp reviewed the financial statements, noting that the Association's financial position remains strong.
7. Secretary Bakalar reported that the CDD has had the arch at the visitor entrance removed. It should be painted soon. He also said the Master Association will be re-striping the road near the directory keypad. The CDD was to plant vegetation on the lake behind the Rec Center to provide an erosion barrier. He will follow up on that. The HOA removed what they were permitted to remove of the dead tree on Brookfield Terrace.
8. Tad Parker noted there will be no CDD meeting in March 2019, as the engineer is quite ill.
9. Director Dickstein offered a landscape report (attached).
10. Vice President Williams had researched the procedures for voting electronically, the details are attached.
11. Anna Kelly presented the manager's report (attached).
12. Management was instructed to place a temporary sign in Spanish with instructions for the use of the keypad.
13. Management was instructed to prepare a Contingency Plan to fulfill the current manager's duties.
14. Director Arras made a motion to impose a \$50.00 per day fine on lots #784, #685, #534, #748, #752, #714, #7177, #719, #723 & #761 per violation, until the violation(s) is cured. With second by Director Dickstein, the motion passed unanimously.
15. Management has the authorization to have the yards maintained, where owners have abandoned them and charge the owners for the costs to do so.

16. Management reported that the volunteers who would like to serve on the ARC are Kelly Lee, Dee Lovell, Karen Koch, Dick Williams and ChrisWinghard.

17 The members of the Activities Committee will be announced at the next meeting.

18. Secretary Bakalar made a motion to approve the volunteers to serve on the ARC and Activities Committee. With second by Director Zeiner the motion passed unanimously.

19. Secretary Bakalar made a motion to enter into a contract with Accurate Electronics for the maintenance of both the mechanics and the software and electronic components for the gates. With second by Vice President Williams, the motion passed unanimously.

20. Director Zeiner made a motion to adjourn. With second by Director Dickstein, the motion passed unanimously.

Respectfully Submitted,

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