

**Stoneybrook at Heritage Harbour
Community Association, Inc.**

BOARD OF DIRECTORS MEETING

Thursday, May 23, 2019

Called to order at 3:00 PM

Stoneybrook Recreational Campus

200 Golden Harbour Trail

Bradenton, FL 34212

MEMBERS OF THE BOARD OF DIRECTORS

| | | |
|--------------------------------------|----------------------------------|-------------------------------|
| Lee Miller, President | Ira Tropp, Treasurer | Mike Neville, Director |
| Tom Bakalar, Secretary | Larry Dickstein, Director | |
| Dick Williams, Vice President | Gene Zeiner, Director | |

Anna. Kelly, LCAM

1. Meeting was called to Order by President Miller.
2. Roll Call was taken by Anna Kelly. A quorum was established, with Lee Miller, Dick Williams, Gene Zeiner, Tom Bakalar, Ira Tropp, Mike Neville and Larry Dickstein present.

Tad Parker was present representing the CDD.
3. President Miller gave an opening statement (attached).
4. **Director Zeiner made a motion to approve the minutes from the May 23, 2019. With second by Vice President Williams, the motion passed unanimously.**
6. Treasurer Tropp reviewed the financial statements and noted that the Association remains in a strong financial position.
7. Director Neville and Secretary Bakalar questioned "Miscellaneous Income" and suggested as it is mostly fining that it should be shown somewhere else. The Treasurer and Manager will review this.
8. Secretary Bakalar reviewed the collection policy. The manager sends a late notice on the 21st day of the first month of the quarter. A second notice is sent on the 31st day of the quarter, giving two weeks to pay and notice that the file will be turned over for collection. The idea of a 3rd letter was discussed, which would state that once a file is turned over for collection, the Association may have little to no ability to consider negotiations with regard to penalties, interest, etc. The Board instructed management to implement this practice. The Board will review the proposal from Mankin as a collection agent and instruct Management once that decision is made.
9. Secretary Bakalar reported the following from CDD meeting: The Master Association was surprised by liability insurance increase, the costs of maintaining the baseball and soccer fields and what portion of that can be offset by Cal Ripken Baseball as well as scheduling. The point they made was that the cost of the mowing is being absorbed by the Master Association, but the benefits are widespread. The liability would not be the master's responsibility if they were not maintaining the fields, it would be the CDD's responsibility, as the owner. The conclusion was to engage with Manatee County to see under what conditions they would maintain and manage the fields and to have the CDD negotiate with Cal Ripken directly. It is suspected that if the County assumes responsibility for maintenance of the fields, use and traffic will increase, and parking will become more of an issue.

10. Director Zeiner reported the following:

- *There has been an Adhoc Committee formed to research Stormwater Management.
- *A Joint Task Force formed to research traffic calming on Port Harbour Parkway.
- *The data collected indicates there are currently more than 40,000 vehicles per day using the parkway and vehicles are traveling between 40 – 70 MPH.
- *Speed tables and/or humps are being considered on the parkway.
- *The decorative streetlights are being replaced today.

11. Director Dickstein reported that he has confirmed that FPL will not trim the trees when blocking the streetlights. He noted that there are 27 lights being blocked by oak trees. Management was instructed to send the owners a letter asking that they have these trees trimmed, pursuant to the documents. Director Dickstein also noted that the grass needs to be killed at the pavement edge. There is \$1000.00 in the budget for this.

12. Anna Kelly provided the Manager's Report (attached).

13. Director Neville discussed the idea of placing some recycling bins around the common area. The Board noted that this may be considered when developing the 2020 Budget.

14. Secretary Bakalar requested support to have a new sign placed at the back entrance stating "This entrance is for Stonybrook residents only. All others proceed to the front gate". The Board offered their support and management was instructed to order the sign.

15. President Miller read the Activities Committee report (attached).

16. Director Zeiner asked for updates on the 5-year plan. He and the Manager will review this later.

17. Proposals for repairs to the activities court, tennis and basketball courts were reviewed. It was suggested that these projects be made part of the 2020 Budget.

18. Secretary Bakalar made a motion to approve the list of Activity Committee members. With second by Vice President Williams, the motion passed unanimously.

19. Secretary Bakalar made a motion to appoint Vice President Williams to serve on the Master Board. With second by Director Dickstein, the motion passed unanimously.

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

Respectfully Submitted,

Anna Kelly
Community Association Manager