

**Stoneybrook at Heritage Harbour
Community Association, Inc.
BOARD OF DIRECTORS MEETING
Thursday, May 20, 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, Mike Neville and Phil Frankel were present representing the CDD.

3. President Williams reported that the ARC should have a paint palette guideline by the end of June. He also noted that when hearing comments from the audience, there will be a 3-minute limit on comments on agenda items. He is recommending re-opening the center and all facilities fully and immediately.
4. Director Zeiner made a motion to approve the minutes from April 22, 2021. With second by Director Lee, the motion was approved unanimously.
5. Treasurer Tropp reviewed the April 2021 financial statements, indicating the Association is in a strong financial position. He has moved some of the reserve funds to different banks to keep the funds insured.
6. Director Zeiner reported the following:
 - The CDD has spent about \$6000.00 on sidewalk repairs.
 - There will be more streets paved soon in Stoneybrook.
 - The lights on Port Harbour Parkway will be repaired.
 - The Master Association has agreed to take over the management of Central Park from the CDD.
7. Vice President Bakalar reported that the landscape project for complete re-design will begin the end of May or beginning of June. He noted that the advisory group is considering the option of re-sodding about 11' from the cart path at the Golf Club to the sidewalk. However, the costs will be about \$20,000.00. The Board has negotiated a 3-year contract with Truscapes, as of 06-29-2021, with a onetime 3 ½% increase during. He will have management verify if Truscapes is using e-verify for their employees. The Tree removal permit application for Phase I has been received. Vice President Bakalar also reported that there has been some investigation into the complaint that the common area on Stone Harbour Loop is receiving too much water and not draining correctly. The options presented by Truscapes will be taken under advisement. The weeds at the street edge will be sprayed in July. He is seeking a ballpark estimate for the re-design of Phase 2 on the median strip.
8. Anna Kelly gave the manager's report, attached. She noted that seven lots have had \$1200.00 in fines imposed upon them for not complying with the recent violation letters or responded to the Association as to what their intentions are.
9. Director Zeiner said he will present a Long-Term Plan in June 2021.

10. President Williams made a motion to open the Rec Center and resume all other activities to pre-pandemic levels, with the exception of renting the center hall for private parties. With second by Director Zeiner, the motion passed unanimously.
11. A resident presented her position regarding alligators in the surrounding lakes. She indicated that, in her opinion, they do not create an immediate threat as long as they are not fed, not tormented and kept a respectful distance away from. She asked how management handled the reports of alligators and was informed that when an aggressive alligator is reported, management contacts a licensed wildlife trapper. The owner was encouraged to send her information to management for consideration of some educational information.
12. Director Zeiner made a motion to adjourn. With second by Director Lee, the motion passed unanimously.

Respectfully Submitted,

Anna M. Kelly
Community Association Manager