

**Stoneybrook at Heritage Harbour
Community Association, Inc.
BOARD OF DIRECTORS MEETING
Thursday, March 18, 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 and Gene Zeiner present.

Tad Parker and Mike Neville were present representing the CDD.
3. President Williams reported that the ARC is developing a paint palette guideline. He is working with management to develop enforcement form to track the outcome of violation notices. He stated there will be no Annual Election, as there were no more candidates sending in Intentions for Candidacy than there were seats available. There were four seats available and three intentions were received.
4. Vice President Bakalar requested #6 in the February 18, 2021 minutes to be changed to read "...owners to be notified in March or April of the project beginning in April or May." He also requested #11 to read "...he will not participate in the conversations or any vote relative to potential conflicts in the CDD contract.". A motion was made by Director Zeiner to approve the minutes as corrected. With second by Treasurer Tropp, the motion was approved unanimously.
5. Treasurer Tropp reviewed the February 2021 financial statements, indicating the Association is in a strong financial position. He will be investigating banks to move some of the funds into.
6. Vice President Bakalar reported that the CDD has authorized some sidewalk repairs.
7. Vice President Bakalar gave an update on the status on the landscape projects, noting that the landscaping will be done today at Heritage Isles Inlet and two others have been completed. He reviewed a chart outlining the different proposals for Phase I of the median improvements.
8. President Williams made a motion to approve the contract with Nitelights not to exceed \$15,000.00. With second by Director Zeiner, the motion passed unanimously.
9. President Williams suggested and the Board agreed to wait to discuss installing colored lights.
10. Vice President Bakalar noted that President Williams will coordinate the contractors on the project.
11. President Williams reported that all irrigation lines, 2" and under, are the Association's responsibility, up to the owner's valve.
12. Anna Kelly presented the manager's report (attached). Director Zeiner made a motion to approve a \$50.00 per day fine on Lot #462 for failure to maintain their lawn. one for landscaping and one for lack of cleaning. With second by President Williams, the motion passed unanimously.

13. President Williams suggested the idea of opening the center to any function allowing more than ten people or that would not be able to self-distance and wear masks would be delayed. The Board concluded that this issue would be re-visited at the June meeting.
14. Jerry Janowich noted that the members of the neighborhood Watch group would like there to be some self-defense classes held. Management will look into whether there are any insurance concerns regarding this.
15. 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