

**Stoneybrook at Heritage Harbour
Community Association, Inc.
BOARD OF DIRECTORS MEETING
Thursday, June 18, 2020
Called to order at 3:00 PM
Stoneybrook Recreational Campus
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	Gary Rice, Director	
	Gene Zeiner, Director	

Anna. Kelly, LCAM

1. The meeting was called to order by President Williams.

2. Roll Call was taken by Anna Kelly. A quorum was established, with Dick Williams, Tom Bakalar, Ira Tropp, Gene Zeiner and Christina Brantley present.

Larry Lovell was present representing the CDD.

3. President Williams made a motion to appoint Kelli Lee as a Director. With second by Vice President Bakalar, the motion passed unanimously.

4. Director Zeiner made a motion to confirm the following as officers and directors: Dick Williams President; Tom Bakalar, Vice President; Ira Tropp, Treasurer; Christina Brantley, Secretary; and each of the following as Directors: Gene Zeiner, Gary Rice and Kelli Lee.

5. Vice President Bakalar made a motion to approve the outstanding minutes from February 20, 2020. With second by Director Zeiner, the motion passed unanimously.

6. Treasurer Tropp reviewed the financial statements from May 2020 and noted that the Association remains in a strong financial position.

7. Vice President Bakalar reported that the responsibility for the storm water management will be transferred from the CDD to the Master Association. The CDD fees may be decreased. However, the Master fees will likely increase. He reported that Lennar is trying to transfer certain plots of land to other entities and suggested that that may not be beneficial in all cases. He noted that the Association is interested in helping in any way it can to make certain the golf course is successful, as it is an asset to the community. To that end, the Association may be periodically trimming some of their trees along the streets of Stoneybrook and some of the grassy areas abutting the sidewalks.

8. Vice President Bakalar reported that Larry Dickstein has resigned from the Board and thereby his duties to review landscaping. A landscape advisory group has been formed. They met on 6-4-2020. The summary is attached.

9. There was some discussion relating to security. One owner indicated they felt a need for permanent guards at the pools and potentially gates. Management monitors the complaints received, mostly regarding children and young adults breaking pool rules or being generally rowdy. The Association has increased security patrol. Residents are encouraged to contact management, even if it is after hours. The head of the "Neighborhood Watch" program has volunteered to offer a monthly report at the Board Meetings.

10. Anna Kelly presented the Manager's Report. It is attached.

11. Christina Brantley reviewed the Activity Committee's meeting minutes. They are attached.

12. There was much discussion regarding reports of an aggressive dog on Lot #685. The Association has addressed the reports with the owners and is awaiting their written response. The owners spoke to the situation and agreed to send a written response as to their plans to resolve the problems.

13. President Williams noted there is a draft of the ARC guidelines in the Board Member's packets. The ARC is meeting next week to finalize them.

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

Respectfully Submitted,

Anna Kelly
Community Association Manager