

**Stoneybrook at Heritage Harbour  
Community Association, Inc.  
BOARD OF DIRECTORS MEETING  
Thursday, September 17, 2020  
Called to order at 4:00 PM  
Stoneybrook Recreational Campus  
200 Golden Harbour Trail  
Bradenton, FL 34212**

**MEMBERS OF THE BOARD OF DIRECTORS**

<b>Dick Williams, President</b>	<b>Ira Tropp, Treasurer</b>	<b>Christina Brantley, Secretary</b>
<b>Tom Bakalar, Vice President</b>	<b>Gary Rice, Director</b>	<b>Kelli Lee, Director</b>
	<b>Gene Zeiner, Director</b>	

**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, Gene Zeiner, Kelli Lee and Christina Brantley present.

Tad Parker and Larry Lovell were present representing the CDD.

President Williams reviewed some details regarding damages to the back exit gate, noting the incident has been reported to the Sheriff. He also reported that the ARC will need to change their guidelines regarding the placement of solar panels so as to be in compliance with FS 604. President Williams noted that the accountants are working with the bank to calculate what amount, if any, will need to be paid back on the Employee Benefit Protection loan.

3. Director Zeiner made a motion to approve the minutes of the July 23, 2020. With second by Vice President Bakalar, the motion passed unanimously.
4. Treasurer Tropp reviewed the financial statements from August 2020 and noted that the Association remains in a strong financial position. He also submitted a draft 2021 Budget for the Board to review prior to the October meeting.
5. Vice President Bakalar reported the following regarding community relations:
  - \*The CDD Annual Assessment may be decreased by \$80.00 per homeowner for 2021. This is a result of them turning the storm drain system over to the Master Association. Owners may see an increase in the master fees due to this.
  - \*There have been discussions regarding the transfer of ownership of 20 – 25 parcels of land from Lennar to the Master Association, and regarding the benefit of police patrol for speeding.
6. Vice President Bakalar submitted a landscape report (attached). Included was a recommendation to renovate the Stone Harbour Loop median strip implementing professional design, lighting, etc.
7. He reported that he may submit his name for consideration for a position on the CDD Board and remain on the Stoneybrook Board, but resign as the community relations liaison.

8. Management presented a report. (attached)
9. Management is instructed to have the flickering lights in the center repaired and to follow up on the mulch quotes and landscape plan for the median. Management was also instructed to have the security personnel move from common area to common area, while making a presence at the Rec Center pool for longer periods of time.
10. Vice President Bakalar requested that the Board change the rule, giving owners 45 days to clean roofs, driveways and sidewalks and giving the manager discretion for some leeway based on circumstances.
11. President Williams noted that management is receiving some pressure to fully resume activities at the center.
12. Director Zeiner made a motion to keep the facilities closed to any further activities, not yet approved and to revisit this at the end of the year. With second by Director Lee, the motion passed unanimously.
13. Vice President Bakalar noted that the Golf Club asked that they be allowed to design a survey to be eblasted to our owners by us. The results would link back to the Golf Club personnel. The Board offered their support to have this done.
14. President Williams made a motion to remove the last sentence in Solar Collectors/Roof Vents: 3. "Solar collectors must not be visible from the front of the house.". With second by Director Lee, the motion passed unanimously.
15. Director Zeiner produced the proposed long range plan. He suggested the Board members review and vote to accept it at the next meeting.
16. Jerry Janowich was offered appreciation for his efforts with the neighborhood watch program.
17. A motion was made by Vice President Bakalar to adjourn. With second by Director Lee, the motion passed unanimously.

Respectfully Submitted,

Anna M. Kelly  
Community Association Manager