



Volume 4

August 2023

Stoneybrook at Heritage Harbour Community Association, Inc.

Monthly Newsletter

From The Board of Directors

Upcoming Things to Know

- August 17, 2023 at 6 pm, Board of Directors meet
- No holidays this month ☺
- School is back in session August 17, 2023. Drive safe!

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Welcome to August! Here are some items of interest:

Compliance Inspections

Stoneybrook management started regular compliance inspections throughout our entire neighborhood. These inspections will continue monthly point-forward. Thank you all for helping us maintain the beauty of Stoneybrook!

The top three violations identified:

1. House requires cleaning (walls, fascia, soffit).
2. Weeds in paver driveway, and/or garden beds.
3. Roof requires cleaning.

More Land

In January 2023, the Board of Directors accepted nearly 50 acres

of land from Lennar Homes of Southwest Florida.

These parcels are located north of SR 64 under the high tension power lines that go through the center of our community all the way to the southern side of Port Harbour Parkway.

The Board is currently reviewing financial liabilities inherited for this property and including it in our 2024 budget.

Heritage Harbour Golf Club

The Board agreed to lease some property located under the high tension power lines to HHGC. The lease will allow solely for HHGC's golf operations. No other use is permitted. The agreement is currently with our counsel for review. Once the details are

established the agreement will be presented to the Board for a final vote.

Food Truck Pilot Program

Stoneybrook will conduct a trial run on Saturday, August 5th, 5:30PM – 7:00PM, to allow food trucks to serve our residents at the Recreation Center. We hope this event is an opportunity for the community to come together and socialize for a short time without requiring a lot of volunteer work.



Stoneybrook Officially Signs On with Leland Management

Director Christina Brantley and Director Gene Zeiner solicited and vetted several property management companies to serve Stoneybrook.

The Board of Directors later selected to move forward with Leland Management to assist us in maintaining Stoneybrook and the association.

On the 88th day of the current term of the Board of Directors, the first

interview for a community association manager was complete.

Director Robyn Becker and Director Michell Jones took the torch and worked many long hours to negotiate the best price while ensuring we maximize our services to all of our residents.

With special thanks to Director Becker and Director Jones' skillful

contract negotiations and attention to detail, the Board was able to formally sign the contract with Leland Management on the 89th day of our term. For those that aren't normally involved in corporate contracts – any negotiation lasting less than six months is rare!

Thank you again to Gene, Christina Michell, and Robyn! Great team work!



Leland
MANAGEMENT

HAVE QUESTIONS?

Please contact Anna Kelly if you have questions or concerns about the community.

Email Anna at: manageratstoneybrookhoa@gmail.com

“The Code only applies to anyone while serving as a director, employee, contractor, committee member, panel member, or volunteer...”

Covenant Enforcement

Over 320 violation letters were issued to homeowners last month. Most of the inspections found dirty roofs, dirty walls, and weeds. Thank you to the homeowners that have already corrected their properties!

Delinquent Dues

Notification letters were issued to homeowners that were delinquent with their quarterly dues. As of July 19, 2023, the Association has collected the full balance from 80% of those notified.

Final notices will be released in

August. And those still found to be in arrears will be referred to our attorney for recovery.

Maintenance & Painting

The roof over the Stone Harbour Loop gate house has finally been repaired after two long years.

Painting will soon commence for the children's pool mushroom fountain, the pavilion on Lakeport Loop, the outside of the main gatehouse, and the inside of the recreation center.

Condo, villa, and coach homes

Please remember that your sub-

association maintains your property and common areas. Reach out to your sub-association community association manager for assistance. Their information can be found on the last page of this newsletter.



The Board Approves a Code of Conduct

The Board unanimously passed Resolution 2023-003 in our July meeting. This resolution established the first Code of Conduct for the Association.

What does a Code of Conduct Do?

It ensures everyone is aware of the expectations of everyone's behavior. Formal expectations are necessary to safeguard that everyone is on an even playing

field of mutual respect and integrity during their service to the community.

Does the Code of Conduct Apply to Everyone in the Community?

No. The Code only applies to anyone while serving as a director, employee, contractor, committee member, panel member, or

volunteer representing the Association.

Can Anyone be Fined for Violating the Code of Conduct?

No. No one can be fined for violating the Code of Conduct.

Who Do I Ask If I Have More questions?

Please send your questions to manageratstoneybrookhoa@gmail.com.



Important Meetings!



Meeting
Reminder

Meeting	Date	Time	Location
Activities Committee	Next Meeting in Sep	No meeting in Aug	Rec Center
Architectural Review Committee	August 21, 2023	12:00 pm EST	Rec Center
Heritage Harbour Master Association	August 30, 2023	6:00 pm EST	Rec Center
Heritage Harbour South Community Development District	August 1, 2023	5:00 pm EST	Rec Center
Stoneybrook Board of Directors	August 17, 2023	6:00 pm EST	Rec Center

Neighborhood Vehicle Burglary & Theft Update

Contact Information

Case Number: 2023-015365
POC: Detective Gau
Phone: (941)747-3011 ext. 2547



On Friday, July 14, 2023, sometime between 3:00 a.m. and 5:30 a.m. Stoneybrook was a victim to several vehicle burglaries and a stolen truck along Brookfield Terrace, Golden Harbour Trail, and Stone Harbour Loop. The stolen truck was later recovered in Pinellas County.

The Manatee County Sheriff's Office (MSO) reports all the vehicles that were entered were unlocked. The investigation shows the criminals accessed our neighborhood with a stolen vehicle from Pasco County and drove through the resident's gate. This vehicle was later left abandoned.

According to video, the gate simply opened as they drove up to it. Detectives have some theories but it is unconfirmed how they got the gate to open. The Board of Directors is actively working with the gate vendor and reviewing options to enhance our system.

Please know that no property was accessed with damaging force. This was a criminal act of opportunity by entering unsecured vehicles.

The Board of Directors will continue to provide our maximum support to the Sheriff's office. If any residents review their

personal security footage and find any information to assist the investigation, please don't hesitate to contact the investigating detective immediately.

Stoneybrook is a safe community but we ask you all to protect your property by locking your doors.

It should be noted other parts of the county along State Road 70 were also victims the same night.

If you see something suspicious in the community, please call 9-1-1 or MSO directly at (941) 747-3011.

Conditions at the Dog Park

"HHMA abandoned its obligations to maintain the dog park during July 2023 without any notice whatsoever."

Our dog park is located on Haven Harbour Way. The park has been an amenity for all residents for Heritage Harbour over the past two decades. Unfortunately, it is well known that the condition of the park has been declining over recent years.

The parcel of land the dog park sits on was recently transferred from Lennar to Stoneybrook as Heritage Harbour Master Association (HHMA) refused to

take ownership of the land from the developer.

HHMA abandoned its obligations to maintain the dog park during July 2023 without any notice whatsoever. This means the residents of Stoneybrook are left with the bill and without any opportunity to budget for this unforeseen expense.

The Stoneybrook Board of Directors is working hard to find the finances

to care for this amenity and is committed to improving the conditions of the dog park.

The dog park will soon again be a special place it should be for our pets and their parents.



Waterfall at Heritage Harbour Monument

"...the HHMA Board of Directors voted to pause their plans and seek out three written bids to repair the waterfall."

On July 20, 2023, the Stoneybrook Board of Directors discovered the Heritage Harbour Master Association (HHMA) voted to decommission the waterfall feature on the Heritage Harbour Monument.

HHMA cited an expense of \$350k to keep the waterfall running without any written estimate or statement of work. In response, the Stoneybrook Board of Directors unanimously voted to



send a letter to the HHMA urging the Board to reconsider.

On Wednesday, July 26, 2023, the HHMA conducted its monthly

meeting where Director Christina Brantley asked for written quotes to support the \$350k expense that was cited for the waterfall repair. It was later confirmed none existed.

The HHMA Board of Directors later voted to pause their plan to decommission the waterfall and seek out three written bids to repair the waterfall.

More to come.

Gate Operations & Amenity Security Update

“Approved items will be added to the 2024 budget.”

The Gate Advisory Panel (GAP) is working hard to research the best solutions to ensure goals have been achieved to improve the security to our neighborhood.

The GAP members are working with various vendors to collect recommended solutions and pricing options for our neighborhood.

All upgrades and potential solutions are being reviewed.

Quotes are due from the vendors to the panel by August 5th. At that time, the panel will review everything as a group and will make a recommendation to the Board of Directors.

The review includes:

- Electronic entry system for our recreation center, pools, tennis courts, and other amenities.
- Realignment of the visitor gate on Stone Harbour Loop
- Adding visitor functionality to the Port Harbour gate

The panel will provide recommended improvements to the Board of Directors for approval in the near future. Approved items will be added to the 2024 budget.

The future is approaching fast!



What's the Big Deal About the Pool Rules?

The Board and its representatives have recently encountered substantial resistance from some of our residents while enforcing the commercial pool rules.

The 947 residences of Stoneybrook share our two commercial community pools. Operations of these pools are regulated by the Manatee County Department of Health and the State of Florida. They inspect both pools randomly to ensure users are adhering to the state regulations as well as the Association's proper management of the pool.

Whenever violations of these state rules are identified they can issue fines as well as shut the pool down. Shutdown timelines are anywhere from the time compliance is met all the way to indefinitely. If the inspector issues a violation against any Association-owned pool within the community it is then reported to the Association's insurance underwriters. The underwriters will then surely identify the pool as a higher risk and either drop the

policy or raise the premium rates to mirror the increased risk. Frankly, the Association doesn't have extra money to pay for more insurance.

Please know the Association and its representatives are not “drunk with power” when they ask you to



follow the rules. These rules are not arbitrary. They are in-place for everyone's safety and enjoyment of the pool. Here are some rules the Association has identified as being regularly violated:

- **Unauthorized floats.** Only noodles or USCG-approved floats can be in the pool. These do not include noodle chairs. Unauthorized floats cannot be in the pool due to the risk of hiding drowning children under the float.

- **Drinking in or near the pool.** Drinks can be spilled in the pool affecting water balancing and quality.
- **Tripping hazards.** Drinks, towels, shoes, any other item within 4- feet of the pool edge are tripping hazards.
- **Propping gates.** Propping open the gates is a safety issue for unattended children who can't swim and/or alligators/other animals to come through.
- **Unsupervised Children.**

We must ensure we are all compliant with the pool regulations issued by the state as well as safeguard all community members using the pool. Be the best part of Stoneybrook – help us maintain our pools and obey the rules!

For awareness, the hot tub and pools are cleaned Tuesday, Thursday, and Saturday.

“Be the best part of Stoneybrook – help us maintain our pools and obey the rules!”

Architectural Review Requirements for Owners

"No [improvement] shall be performed without the prior written approval of the ARC."

No building, structure or other improvement shall be erected or altered, nor shall any grading, excavation, landscaping, change of exterior color, or other work which in any way materially alters the exterior appearance of any structure, Lot, Living Unit, or Neighborhood Common Area be performed without the prior written approval of the ARC. In obtaining said written approval, an owner or any other person applying shall comply with the applicable requirements and procedures.

The ARC Committee meets every third Monday of the month at 12pm. Applications must be submitted by 12pm on the Wednesday prior to the meeting for it to be considered.

Applications are required to include your site plan (plot map/survey) often provided to you in your closing documents, if you are repainting your home you are required to submit your paint color swatches with your application as well. All tree removal requests must first be approved by Manatee County.

Please send an email to stoneybrookrecenter@gmail.com or call (941)750-9688 for more information. You can also click the photo below to go directly to the website for more information:



IRRIGATION

- ⇒ [Manatee County](#) has issued year round water conservation rules.
- ⇒ Watering is permitted twice weekly
- ⇒ Addresses ending in an odd number (1, 3, 5, 7, 9) should water only on Wednesdays & Saturdays
- ⇒ Addresses ending in an even number (2, 4, 6, 8, 0) should water only on Thursdays & Sundays
- ⇒ No watering between 10am and 4pm
- ⇒ No watering on Monday, Tuesday, and Friday



MAINTENANCE

- ⇒ Roofs, homes, driveways including sidewalks abutting your property are your responsibility to be power washed regularly. When in doubt, clean it.
- ⇒ Grass and gardens need to be free of weeds, watered in accordance with the watering restrictions and supplied with nutrients. Dead bushes must be replaced with like kind vegetation and mulch replenished.
- ⇒ Palm trees must have the dead fronds removed and oak trees must have canopies raised to 8-feet high. If they are over sidewalks or roadways they must be raised to 14-feet high.

Girls Night Out

Update!

**Third
Tuesday of
the Month**

At 6:30pm

We will break up into groups either to play a card game or board game. Some will be provided or bring your own. If you would like to bring an "adult beverage" or a snack to share, please do. Any questions, please call Dee Bushinski at 631-513-1203 or 941-746-3065.

BINGO

Bingo is scheduled August 28th at 6:30 p.m. at the Rec Center. We provide Bingo sheets. The cost is \$10 per packet of games. You must be 18 or older to be present. Arrive early to pick up your lucky game packet.
Please bring your own markers/daubers.

NOTICE

Line Dancing

There will be no line dancing for the summer months—June, July, and August.

—Betsy Chartier

Call 941-920-0785

Game Night

**Game Night is the third
Tuesday of the Month at
6:30pm.**

Bring your favorite board games or cards to play!!!
You are welcome to bring snacks and beverages to share.

NOTICE

Handcraft Fiber Group

The group will resume meeting September 20, 2023. Anyone needing knitting, crochet, tatting, weaving, or spinning lessons, please contact Robyn.

Robyn Becker
Call 703-798-4493



MAHJONG



Attention Mahjong players...we are changing back to the 12:30pm every Tuesday.

To those of you who would like to learn to play Mahjong, we would be happy to teach you! Call Patti Sue Peotter-Bettes at (920)379-7994 to arrange lessons.

We would love to have you join us!!!!



BEACH TENNIS ANYONE?

Are you interested in trying a new sport? Come to the volleyball courts (weather permitting) on Wednesday nights at 5:00 pm to play Beach Tennis. This is a growing international game combining elements of tennis and volleyball and played in the sand. Equipment is available.

Please email
Sonja Reed at swrflsmiles@gmail.com
or text to 603-767-4621 for any questions



FOOD TRUCK

**Food Truck
Saturday, Aug 5th
5:30PM – 7:00PM @
Rec Center**

There are two food trucks coming to serve the community at the Rec Center:

Truck #1 is Killik's Kitchen. This truck will be serving an assortment of tacos and a spin on egg roll recipes.
Truck #2 is an ice cream truck!

Please email
Christina Brantley at
directorbrantleyc@gmail.com for any questions

Support Our Neighborhood Golf Course

Bar & Restaurant open daily to serve all our neighbors!

Weekdays 11am - 9pm

Lunch & Dinner

Weekends 10am - 9pm

Breakfast, Lunch & Dinner

HAPPY
HOUR
4-6 PM

UPCOMING EVENTS

AUGUST
8

TRIVIA + TACO TUES!

TACO TUES: 4PM TO CLOSE

TRIVIA: 6:30-8:30PM

AUGUST
22

MUSIC BINGO + TACO TUES!

TACO TUES: 4PM TO CLOSE

BINGO: 6:30-8:30PM

SEPT
01

ASIAN CUISINE NIGHT

ASIAN INSPIRED DISHES

4PM TO CLOSE

REMINDERS!

EVERY TUESDAY IS TACO TUESDAY

EVERY WEDNESDAY IS WING WEDNESDAY

& CORN HOLE NIGHT

EVERY THURSDAY IS BURGER NIGHT

& LIVE MUSIC!!

Recreation Center Calendar

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1	2	3	4	5
		7:30AM – Pickleball 9-11AM – Bocce Ball 12:30PM – Mah-jongg 5PM – CDD Meeting	8:45AM – Pilates 9:00AM -H2OAerobics 9:30 – 12PM – Art 5PM -Beach Tennis	7:30AM - Pickleball 8:30AM – Aerobics 9-11AM – Bocce Ball 1:30PM – Book Club		7:30AM - Pickleball Food Truck Community Party! 5:30PM – 7:00PM
6	7	8	9	10	11	12
	8:30AM – Aerobics 9:00AM -H2OAerobics 10:00 AM – Coffee	7:30AM – Pickleball 9-11AM – Bocce Ball 12:30PM – Mah-jongg	8:45AM – Pilates 9:00AM -H2OAerobics 9:30 – 12PM – Art 5PM -Beach Tennis	7:30AM - Pickleball 8:30AM – Aerobics 9-11AM – Bocce Ball	8:30AM – Aerobics 9:00AM – H2O Aerobics 1:00PM – Canasta	7:30AM - Pickleball
13	14	15	16	17	18	19
	8:30AM – Aerobics 9:00AM -H2OAerobics 10:00 AM – Coffee	7:30AM – Pickleball 9-11AM – Bocce Ball 12:30PM – Mah-jongg	8:45AM – Pilates 9:00AM – Aerobics 9:30 – 12PM – Art 5PM -Beach Tennis	7:30AM - Pickleball 8:30AM – Aerobics 9-11AM – Bocce Ball 1:30PM – Book Club 6:00PM – Board Meeting	8:30AM – Aerobics 9:00AM – H2O Aerobics 1:00PM – Canasta	7:30AM - Pickleball
20	21	22	23	24	25	26
	8:30AM – Aerobics 9:00AM -H2OAerobics 10:00 AM – Coffee 12:00PM – ARC Meeting	7:30AM – Pickleball 9-11AM – Bocce Ball 12:30PM – Mah-jongg 6:30PM – Game Night/ Ladies Night Out	8:45AM – Pilates 9:00AM – Aerobics 9:30 – 12PM – Art 5PM -Beach Tennis	7:30AM - Pickleball 8:30AM – Aerobics 9-11AM – Bocce Ball 1:30PM – Book Club	8:30AM – Aerobics 9:00AM – H2O Aerobics 1:00PM – Canasta	7:30AM - Pickleball
27	28	29	30	31		
	8:30AM – Aerobics 9:00AM -H2OAerobics 10:00 AM – Coffee 6:30PM - BINGO	7:30AM – Pickleball 9-11AM – Bocce Ball 12:30PM – Mah-jongg	8:45AM – Pilates 9:00AM – Aerobics 9:30 – 12PM – Art 5PM -Beach Tennis 6PM –HH Masters Meeting	7:30AM - Pickleball 8:30AM – Aerobics 1:30PM – Book Club		



Stoneybrook at
Heritage Harbour Community Association, Inc.

200 Golden Harbour Trail
Bradenton, FL 34212

Office Hours: Mon-Fri 9:00am-4:00pm

Office Phone: 941-750-9688

Email: manageratstoneybrookhoa@gmail.com

Website: www.stoneybrookhoa.com

Stoneybrook, a part of Heritage Harbour which includes Central Park, Lighthouse Cove, Stoneybrook and River Strand. Central Park links the communities together with soccer fields, baseball fields, jogging and walking trails, playground, picnic area and the 70 acre Beacon Lake with a fishing pier. Stoneybrook is a gated community within Heritage Harbour surrounded by beautiful ponds, forest and an 18 hole privately owned golf course and restaurant which is open to the public. Stoneybrook's list of amenities include a recreation center, fitness center, junior sized Olympic pool, spa, satellite pool, sand volleyball courts, basketball courts, tennis and pickle ball courts, playground, and a family activities court.

We have 947 residences including single family homes, villas and condos. All are members of the Stoneybrook Homeowners Association.

Stoneybrook is a wonderful community to call home!

Community Information

Board of Directors

Position	Name
President	Shawn Durie
Vice President	Michell Jones
Secretary	Christina Brantley
Treasurer	Ira Tropp
Asst. Treasurer	Robyn Becker
Director	Gene Zeiner
Director	Vacant

Sub-Association Community Managers

Association	Name	Phone	Email
Stone Harbour I, II, & III	Nicole Grier	941-758-9454 ext. 131	ngrier@cscmsi.com
Coach Homes at Stoneybrook & Fairway Greens I, II, III, & IV	John Bittar	941-727-4698	jbittar@caseymanagement.com

Heritage Harbour Master Association

Association	Name	Phone	Email
Heritage Harbour Master Assn.	Lee Weiss	941-747-7261	lweiss@theiconteam.com

Support Staff for Stoneybrook

Position	Name	Phone	Email
Community Association Manager	Anna Kelly (Acting)	941-750-9688	manageratstoneybrookhoa@gmail.com
Administrative Assistant	Vacant	941-750-9688	manageratstoneybrookhoa@gmail.com
Maintenance Supervisor	Jose Sanchez	941-750-9688	manageratstoneybrookhoa@gmail.com

Quick Contact Reference

After hours for
Stoneybrook
Emergencies

941-518-3069

TRVST
Security

855-518-7878 or 239-337-5444 (only when TRVST not on duty)

Sheriff's
Office
Front Desk

941-747-3011

manateesherriff.com

Community
Development
District

813-533-2950

heritageharboursouthcdd.org

Heritage
Harbour
Master
Association

941-747-7261

heritageharbourmaster.com

Golf
Course

941-746-2696

heritageharbourgolfclub.com