

**Stoneybrook at Heritage Harbour
Community Association, Inc.
BOARD OF DIRECTORS MEETING
Thursday, January 23, 2020
Called to order at 3:00 PM
Stoneybrook Recreational Campus
200 Golden Harbour Trail
Bradenton, FL 34212**

MEMBERS OF THE BOARD OF DIRECTORS

Lee Miller, President	Ira Tropp, Treasurer	Christina Brantley, Director
Tom Bakalar, Secretary	Larry Dickstein, Director	
Dick Williams, Vice President	Gene Zeiner, Director	

Anna. Kelly, LCAM

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

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

Tad Parker, Larry Lovell and Mike Neville were present representing the CDD.

3. Director Zeiner made a motion to approve the outstanding minutes from December 19, 2019. With second by Director Dickstein, the motion passed unanimously.

4. Treasurer Tropp reviewed the financial statements and noted that the Association remains in a strong financial position. He noted that once the 2019 audit is complete, the Board may opt to transfer some of the operating excess to the reserve funds. Secretary Bakalar requested to have the surplus information in February 2020, in order for the Board to make a decision by March 2020.

5. Secretary Bakalar reported that the last CDD meeting was a workshop. The CDD has agreed to let the Master Association take responsibility for the storm water management as of January 1, 2021.

6. Director Dickstein gave the landscape report. (attached). He noted that although management has requested proposals for crushed shells at the east side of the tennis courts and has met with two other contractors, no bids have been provided. This project is on hold for the moment. Director Dickstein reported that he and Director Brantley will be assisting management with compliance reviews in the future. The plan is to make a complete review before rainy season and again after rainy season. Management has suggested that post cards and eblasts be sent to remind owners of their responsibilities.

7. Anna Kelly gave the manager's report. (attached)

8. Director Brantley reviewed the Activities Committee report (attached).
9. Secretary Bakalar noted that the ARC is working to draft more concise language in their guidelines.
10. President Miller made a motion to approve the paving contract with All Phase Paving for the paving of the parking lot at the Rec Center. With second by Director Dickstein, the motion passed unanimously.
11. Treasurer Tropp requested that management solicit the CDD's Engineer's opinion regarding the paving contractor's suggestions. Secretary Bakalar concurred. Management is instructed to do so.
12. Director Zeiner made a motion to adjourn. With second by Secretary Bakalar, the motion passed unanimously.

Respectfully Submitted,

Anna Kelly
Community Association Manager