

**Stoneybrook at Heritage Harbour
Community Association, Inc.
BOARD OF DIRECTORS MEETING
Thursday, February 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, Gene Zeiner, Kelli Lee and Christina Brantley present.

Tad Parker and Mike Neville were present representing the CDD.

3. President Williams reviewed the parking rules, indicating that the documents state that all vehicles must be parked in enclosed garages or on driveways and sidewalks should not be blocked.
4. Treasurer Tropp reviewed the January 2021 financial statements, indicating the Association is in a strong financial position.
5. Director Zeiner reported the following:
 - *The CDD will not clean the sidewalks this year, only the curbing.
 - *The CDD will hire some paid police patrol.
 - *The CDD bonds expire in 2032 and 2033.
6. Vice President Bakalar gave an update on the status on the landscape projects and an update on the planned project to completely overhaul the median strip on Stone Harbour Loop. He would like the owners to be notified in March/April 2021 of the project beginning by April/May 2021 and to anticipate some lane closures. The target completion date for Phase I in May 2021. Proposals were reviewed.
7. President Williams made a motion to approve the contract with Suncoast Landscape for up to \$10,000.00. With second by Director Zeiner, the motion passed unanimously.
8. President Williams made a motion to approve the contract with Truscapes for \$28,350.00 for landscaping and \$1,900.00 for irrigation. With second by Director Zeiner, the motion passed unanimously.
9. Anna Kelly presented the manager's report (attached). Director Zeiner made a motion to approve two \$50.00 per day fines on Lot #271, one for landscaping and one for lack of cleaning. With second by Vice President Bakalar, the motion passed unanimously.
10. An owner complained that weeds from the common area are invading his yard. The Board explained that there is no irrigation in these areas; the Bahia grass dies back in the winter; weed control can't be applied, as it would kill the Bahia seeds; the Association has investigated the possibility of installing irrigation in these areas and it would cost prohibitive. Another owner lodged a complaint about drainage and weeds. Management will look into a solution.
11. Vice President Bakalar noted that as he has a seat on the CDD, he will not participate in the conversations or any vote with regard to any conflicts in the CDD contract..

12. 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 March meeting.
13. President Williams reviewed the CDD contract with regard to irrigation repairs. There was some conflict regarding responsibility. Director Brantley suggested that the attorney review the contract. Management will provide a copy of the contract to the attorney.
14. Director Zeiner made a motion to adjourn. With second by Vice President Bakalar, the motion passed unanimously.

Respectfully Submitted,

Anna M. Kelly
Community Association Manager