

**Stoneybrook at Heritage Harbour  
Community Association, Inc.  
BOARD OF DIRECTORS MEETING  
Thursday, March 21, 2019  
3:00 P.M.  
Stoneybrook Recreational Campus  
200 Golden Harbour Trail  
Bradenton, FL 34212**

**MEMBERS OF THE BOARD OF DIRECTORS**

<b>Dave Arras, Director</b>	<b>Mike Neville, Director</b>	<b>Ira Tropp, Treasurer</b>
<b>Tom Bakalar, Secretary</b>	<b>Dick Williams, Vice President</b>	<b>Larry Dickstein, Director</b>
<b>Lee Miller, President</b>	<b>JoAnne Pytlik, Assistant Treasurer</b>	<b>Gene Zeiner, Director</b>

1. 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, Dave Arras, Dick Williams, Mike Neville, Gene Zeiner and Larry Dickstein present.
3. President Miller noted that this is a business meeting, not a Town Hall meeting. However, owners are welcome to address agenda items.
4. It was noted that Tad Parker was in attendance representing the CDD.
5. **Vice President Williams made a motion to approve the minutes from February 21, 2019. With second by Director Zeiner, the motion was approved unanimously.**
6. Treasurer Tropp reviewed the financial statements, noting that the Association's financial position remains strong.
7. Secretary Bakalar requested the support of the Board of Directors to encourage the CDD to share a plan or develop a plan regarding lake erosion. The CDD has planted some aquatic vegetation at the lake behind the Rec Center, however, it is not clear if the plantings are successfully preventing further erosion. Secretary Bakalar also requested Board support to encourage the CDD and the Board Members representing the Associations to work together to improve communications and efficiency in resolving issues. The Board offered their support on both issues.
8. Director Dickstein offered a landscape report (attached).
9. Vice President Williams requested that management make certain residents violating the storage of trash cans rules be notified of the violations.
10. Anna Kelly presented the manager's report (attached).
11. Director Zeiner noted there will be a Master Association meeting held at the Rec Center, April 3, 2019, at 3:00 P.M.
12. President Miller reviewed the Activity Committee Minutes from March 1, 2019. (attached).
13. The proposal to paint the gym and the fence surrounding the pool was reviewed. Management had also presented a proposal to clean and paint the monuments and columns throughout the property. Management was instructed to obtain additional proposals and specifications for these projects.

**14. Director Zeiner made a motion to approve the appointment of Pat Laskowski and Vicki Winfield to the Activity Committee. With second by Vice President Williams, the motion was approved by unanimous vote.**

15. President Miller reviewed the insurance proposal for 2019-2020. He noted that Brown Insurance is the broker and shops the markets to obtain the best coverage and the best price on all perils. The total cost of insurance from April 6, 2019 to April 6, 2020 is \$45,894.00. If the insurance appraisal, scheduled for July 2019, shows increased replacement values in physical plant, the insurance coverage will be adjusted accordingly.

**16. Vice President Williams made a motion to approve the 2019-2020 insurance package as presented. With second by Director Dickstein, the motion passed by unanimous vote.**

17. President Miller offered appreciation on behalf of the Board of Directors and the membership to Dave Arras and JoAnne Pytlik for their years of volunteer service to the Association. He presented them with a small gift of appreciation.

**18. Director Zeiner made a motion to adjourn. With second by Director Dickstein, the motion passed unanimously.**

Respectfully Submitted,

Anna Kelly, Property Manager  
Stoneybrook at Heritage Harbour Community Assn. Inc.