

**STONYBROOK MANOR CONDOMINIUM ASSOCIATION**

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**Board of Trustees Meeting: January 24, 2018**

**Open Session**

**Attendees:** Wendy Setnicka, Marni Vallorano, Scott Schleiger, Elsa Schleiger, Mr. & Mrs. Shill, John Sanchez, Donald Hansen and Anthony Komotar

**Preferred Management:** K. Smith and L. McGreevy  
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**Call to order:**

7:40 PM

**Meeting Minutes:**

Minutes from the October 25, 2017 Board meeting were approved.

Mr. Mattice did attend last meeting, very late. Will be corrected.

**Committee Reports**

**Treasurer's Report:**

John Sanchez summarized the Cash Position, as of December 31, 2017.

- Operating Cash Balance:.....\$5,601.23
- Reserve Accounts, Morgan Stanley:
  - Deferred Maintenance: .....\$27,434.98
  - Reserve: .....\$74,955.36
  - Total Cash on Hand: .....\$107,991.57

Three majors areas over-budget were -

- Legal Cost – \$25,000 spent and budget was \$6,000; largest piece of that was Swim Club for \$22,000.
- Snow - \$13,000 was budgeted but \$32,000 was spent.
- Grounds Maintenance - \$33,000 was budgeted and \$37,000 was spent.

# **STONYBROOK MANOR CONDOMINIUM ASSOCIATION**

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## **Election**

No quorum was established for the election; 8 votes short.

Motion was made by Kimberly Smith to make a second mailing. No further tally to be made until more proxies are received. No special meeting or mailing is necessary for this, Board can decide to have an inspector, who is not running for election, verify the count once quorum is met at the office or specified location. A 51% majority is needed of the 42 units and there is up to 60 days to obtain that majority; 16 of the 21 ballots would be need to be returned, without arrears, or 5 more.

## **Sales:**

No new Sales.

## **Pending Sales:**

None.

## **Management Report**

### **Landscaping:**

Tree trimming to be evaluated; Marni Vallorano mentioned needing tree trimming by her deck.

### **Driveways**

Driveways and roads to be inspected in the Spring.

### **Decks/Upper Deck**

Question was posed as what work was done on the upper decks; they were brought to current building code and some retrofitting was also done to joists and expansion pieces. Metal posts were replaced on new fittings although they were in good shape.

### **Swim Club Enclosure:**

Tony Komotar stated most issues of traffic and lighting have been addressed. The remaining issue is view of Swim Club from Bradshaw would be visible unless additional plantings are made. Tony will be meeting landscaper Florio and reviewing what Swim Club is proposing; any questions will be reviewed with Patti Hughes, swim club manager. Noise was biggest issue which needs to be resolved and Swim Club will plant 10 more trees between ten and 12 feet tall by wire mesh, after many email exchanges.

### **Ice Damming & Cable Status**

The remediation was very successful although Megan had some issues and a smaller section will

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need to be addressed; 15 Schill has had ice damming for a second time through the years and the Association will be adding coils to her unit. Inquiry was made regarding future ice damming, whether addressing ice damming on all units would be recommended by Board and if the unit owners would absorb additional electrical cost. Management explained this does not happen often and it is better to install as need by the Association since the cost can be high, about \$1800 per unit. Also the storms vary and not all units will need it. Explanation of the heat trace was discussed; sensors are turned on at the beginning of the season by homeowner and stay on throughout the season vs. being turned off & on per storm/necessity. Owners absorbs electrical cost. It is always on and not controlled by owner, on a sensor for the whole season otherwise damming would be caused by turning it on & off.

### **Association Website**

Unit owner inquired into developing an association website for treasure's report and promotion. This is feasible at an additional cost and will be looked into. Owner mentioned he knew someone who could look into the development and cost; they are much cheaper than they were. Question would be if someone from Management office could manage and modify it if needed.

### **Rentals**

Discussion turned to 12 Bradshaw has had a rental for 2 years; rentals may be problem as they have large trucks tearing up the grass and not always using the guest parking. If a pattern occurs, Management will be notified. There are currently 3 renters; Rose Stigliano, 2 Bradshaw and 12 Bradshaw.

Inquiry was made into a cap on rentals; Management advised this must be by amendment to the By-laws and a useful tool to protect home owners' investment. Now would be the time recommended due to bank loan, protection and restrictions. Also to make sure one person is not always first in line to be able to rent; A 10% cap or maximum of 4 rentals with a rotation clause, 2 years or more. A motion was made to put a cap on rentals of 4 percent and approved by the Board.

### **Meeting adjourned at 8:10pm**

### **Minutes:**

Lisa McGreevy from Preferred Management attended for recording of the minutes.

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## **Next Quarterly Board Meeting:**

The meeting is planned to be held on Wednesday, April 25, 2018.

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Lisa McGreevy, Secretary of Meeting Minutes