

**Minutes  
Stoneybrook Village Owners Association (SVOA)  
February 18, 2025**

Draft #2

President, Steve Scheibel, called the meeting to order at 10:02 AM in the Clubhouse. Other Board members present were Keith Laxton, Michael Nove, and Carole Gutbrod. Charlotte Fleming and Sherrie Tate represented Fleming Properties (FP). 16 residents were in attendance.

**Approval of Minutes:** The corrected minutes of the January 21, 2025 Board meeting were **approved** and are available on the SVOA website.

**Treasurer's Report:** See Website

**Committee membership changes:** The Board **approved** the resignations of Becky Plum from the Welcome Committee and Nancy Shatkin from the Preparedness Committee.

**Annual ARMOR Observation Report:** Carole summarized ARMOR's annual report. Besides general maintenance and repairs of the clubhouse and pool house, ARMOR employees make recommendations based on conditions they observe, prior to critical or dangerous consequences. This often avoids high cost repairs. Weatherstripping exterior doors is currently underway which keeps cold air out and reduces condensation above doors that has led to rust on metal parts.

**Management Company Report:**

1. STORM has completed backflow testing and submitted a proposal for repairs. They are completing the irrigation system audit.
2. ARMOR Contracting submitted estimates for replacement of weatherstripping on doors in the Clubhouse and pool house. Several doors in the pool house need replacement of the closing mechanism hardware due to excessive rust.
3. Seader's and STORM are in the process of compiling estimates for tree maintenance on walkway between CC and HH.
4. STORM will give another village wide presentation in March or April regarding irrigation systems — question and answer period included.

**New Business:** An owner's waiver request (ages less than 55 and 2 young children) for short term occupancy of a home at 4945 Hollyhock Circle was **denied** with a vote of 1 in favor, 3 against.

**Committee Chair Reports:** Reports were given and are available on the website. The ad hoc committee report does not appear on the website.

### **Owner Input**

**Meeting adjourned** at 12:05 PM

Minutes prepared by Carole Gutbrod, Secretary