

Stony Ridge Board of Directors Meeting  
General Session

July 16, 2024; Via ZOOM

**PRESENT:**

Mary Browne, President.  
Gerry Labut, Vice President  
Larry Brown, Treasurer  
Jane Rodgers, Secretary  
Mary Cameron, Member At Large – joined at 6:37pm  
Joe Iacobelli, AMI Property Mgmt.

Mary B. called the meeting to order at 6:00pm.

**OLD BUSINESS:**

- Review & Approval of General Session Minutes from June 18, 2024. Motion to approve by Jane, Mary B 2<sup>nd</sup> and all approved.
- Review & Approval of Financial Statement(s) – June 2024 – Sent by email on July 11.

Review June 2024 Financial Email from Larry Brown.

- AMI's accounting dept. made interesting moves regarding the YTD income numbers. In the past we have had them take the YTD income from the May statement and used those funds to offset any negative \$ in the Retained Earnings line item, and then place any remaining funds into the Appropriated General Reserves category.
  - I was expecting to see the (-\$4,886.82) retained earnings wiped out and the remaining \$32,847.75 placed in General Reserves.
  - Here is what I see so far on the June Balance sheet. The (-\$4,886.82) is gone. Then accounting moved \$32,847.75 from the checking account to the First Citizens Money Market account. Then it appears they subtracted \$32,847.75 from the General reserve account and placed it into Retained Earnings.
  - Now the Retained Earnings line item has \$65,695.50 showing as a balance. That equals 2 times \$32,847.75.
  - I am confused, and believe they made things more difficult to understand.
  - Large expenses in June were, Lawn Service \$6,780, Irrigation - install meters, turn on and run system, and for repairs \$6,779.48, Wood Replacement \$1,792.14, Gutter repairs \$1063.75, Gutter cleaning \$3,250, Garage door repairs \$2,315, Insurance \$2,483.
  - I see that on the Open Invoices page, the pre pay amount of \$46,635 is set up. The Bowen paving contract calls for a 30% payment prior to work starting. I expect accounting to take those funds out of the Appropriated Roads Reserves account.
  - Joe shared everything with the Accounting Dept and is waiting to hear back from them.
  - Mary B suggested that we do not approve the Financial Statement until we hear back from the Accounting Dept. All agreed.
- Modification Request 1188 CC (Jack O'Mara) – Security Camera(s) – Submitted 6-21-2024. This modification was completed without Board approval. Mary B will have a section in

the next Newsletter focusing on this issue, since it seems to be happening frequently. Larry asked that EV chargers/plugs and dumpsters be addressed also.

- Modification Request 1133 CC (Gerry Labut) – Driveway Pavers – Board Approved 6-29-2024. Install Heavy Duty PVC 4” Sleeve (Schedule 4) – 20’ length - Mark w/Flags. Gerry spoke with Joe, Brian/Lisa from Instant Maintenance, and the Cement company about installing a 4” PVC tube under the cement to house the water line. The 4” PVC Tube is a preventative measure; in case the sprinkler gets damaged during the driveway cement replacement. If the old water lines get damaged, new water lines can be pulled through the new tube. Instant Maintenance isn’t sure which way the water lines run from the lower lawn area or on each side of the driveway. This means the cement company will need to dig down an additional 4” to accommodate the PVC tubing. Larry asked if it will disturb the cement – Gerry isn’t sure but will find out and let us know. It is easier and less costly to do this now versus after pouring the new cement and finding out if there is a problem.
- Modification Request 1212 CC (Carol & Dr. Donald Kacy) – Roof Tubular Lights - Approved 6-22-2010.
- Luigi Ferdinandi Cement Quote 24286.2 for \$60,667.00 – Board approved by email vote 6-25-2024. Cement Work to start the week of July 15, 2024, weather permitting. This has been delayed due to weather.
  - Once Joe sent the letter out to the co-owners notifying them of the cement dates, some co-owners requested additional items be added to the list. The Board will be happy to re-examine these items next year. This year’s bid is in, done and scheduled. It is expensive and could possibly delay the project, if we try and add things on now. We must have the cement finished before the road can be milled.
  - Some co-owners are concerned where they can park their cars while cement work is occurring at their condos. They can ask a neighbor to share space, they can park in the road or make other arrangements.
- Bowen Paving Asphalt – Service Agreement signed 6-19-2024. Asphalt Road Work to start the week of September 9, 2024, weather permitting. On 7-10-2024 KEVIN FLOCH the Facilities Manager at St. Paul’s United Methodist Church was sent another email notifying him of the asphalt work date, and our request to park cars in the church parking lot.
- Corporate Transparency Act (CTA) - Completed w/MAG Law in June of 2024, waiting for confirmation. The form auto fills using your Driver’s License. Jane has had computer issues and will complete hers soon.

**NEW BUSINESS - Board Action and/or Discussion:**

- New AMI/Stony Ridge Management Coordinator – Bethani Bentley: [bethani@amicondos.com](mailto:bethani@amicondos.com). Joe is our Community Manager. The email that Curt sent out was very vague and confusing. Bethani will replace Amy Rowley.
- 1128 CC (Kathleen Harlan) – Requested Front Yard Linden Tree Removal: “Constantly Mushrooming”. She said the tree needs to be trimmed every year and is getting too big. The Board will not remove a healthy, beautiful tree unless it is causing a safety issue.
- 1254 CC (Earl Bryant) – Additional 5 Damaged Driveway Pavers/Association Inspection. The board looked at the pavers during the cement walk and we do not feel that it is the Associations responsibility to repair or replace them. Joe spoke with Adam Oaks and they do not feel they damaged the pavers, if they had, their machine would have been damaged too. The lawn is taller than the pavers, the pavers have sunk down.

- Review Recommended 2024 Planting Amounts & Types - (on hold).
- 1193 CC (Robert Allen) - Back Yard Grade/Water Drainage (WO assigned to Adam Oaks/on hold).
- Open Discussion – Carol Janus [1169] sent in an email and picture of water pooling on the sidewalk in front of the condo. This cement will be added onto next year.

Next Board meeting date is Tuesday, August 20, 2024, at 6:00 PM, EST.

General Session Meeting adjourned at: 7:04pm

Respectfully submitted July 17, 2024  
Mary Browne