

Stoneybrook Estates Community Association (SECA)

Presidents Message Oct. 2024

Hello Stoneybrook Residents,

I hope everyone who was present for Hurricanes Helene and Milton made it through without any injuries, and that all residents weathered the storm with minimal damage. Although Stoneybrook Estates again showed its resilience, we did sustain a fair amount of landscaping damage, as well as damage to the McIntosh Rd. gate area, and damage to the pool roof.

The pool will remain closed until further notice due to the dangerous conditions that exist from the damaged roof. Once the loose tiles from the roof have been removed, and the pool water has been treated appropriately for swimming, we will reopen the pool.

Emergency Storm Clean-Up

The Stoneybrook board has also elected to utilize the budgetary funds allocated for emergency storm clean-up to remove the larger tree debris from the common areas, as well as the residential areas due to the projected delay from the county and FEMA. Our community is in substantially better condition than many around us, and the county and federal resources are overwhelmed. At this time, they do not identify Stoneybrook as an immediate priority, so we opted to incur the cost for the removal so that the large debris doesn't become a hazard or damage property.

Pinnacle Community Association Management

As stated in my first letter, if there are any questions, concerns, or complaints, they should be directed to our property management company, Pinnacle Community Association Management. If an individual committee or board person reaches out to a resident for additional information or clarification, then a response to that person is appropriate. All other inquiries should be directed to Pinnacle.

Joe Deshane and his assistant Susan Nixon can be contacted at (941) 444-7090, by email susan@pinnaclecam.com, or during regular business hours at their offices, located at 3307 Clark Rd. All issues and complaints will be recorded and tracked to ensure they are resolved in a timely manner. Pinnacle will submit complaints to

the appropriate committee for review and resolution. Many questions and issues can be answered or resolved immediately, while others may take time to ensure the appropriate application and interpretation of the rules are applied equally and fairly to all residents.

HOA Rules and Bylaws Compliance

In my previous letter I also indicated that we have sent out several letters to residents, who in most cases have inadvertently violated HOA bylaws, and simply viewed the letter as a friendly reminder to repair, remove, or submit appropriate requests for modifications. As a matter of concern, other than large tree limbs that cannot be placed in an appropriate garden waste container, there should be no items, appliances etc. placed at curbside unless they are scheduled to be picked up the next day, or prior to the regular garbage pick-up.

Vehicles are not to be parked on the street, or parallel to the street, overnight. It is unfair to the residents who comply with the rules to continually observe those who are not. Again, many times the residents are simply unaware of the violations, so we let them know verbally or by friendly correspondence. Although the board's intent is not to enforce a financial penalty for non-compliance, when it is determined that residents continually fail to comply after being notified several times or become abusive to committees or board members that volunteer their time to ensure we have a beautiful and friendly community, then a fine will be issued. The board will make every attempt to work with any resident who needs assistance or is making a good faith effort.

Pool Fobs and Entry Gates

I have been issuing the pool fobs on an individual basis throughout the summer and will make the fobs available for pickup on October 24 and November 7 from 1pm-5pm at the pool gazebo. After those two dates, they will be available at Pinnacle's office on Clark St.

As a reminder, those residents who need a gate sticker for their vehicle, the stickers may be obtained at the Stoneybrook Country Club Administration Office during normal business hours. 941-966-2711.

Gate Repair

The McIntosh gate will be receiving a needed makeover in the near future. We were in the process of getting estimates for sign repair/replacement and the back-to-back hurricanes helped show even more vulnerabilities, so as a result we will hopefully expedite the repairs needed and replacements.

Tim Sampey