



**STONEY BROOK HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS**

Wednesday, November 19, 2025 @ 6:30 p.m.

Clubhouse and Via ZOOM

[November Board Meeting Zoom Link](#)

AGENDA

1. Call to Order
2. Approval of Board Minutes of October 22, 2025
3. Review of 2024 Annual Meeting Minutes
4. President's Remarks – Robert (Bob) Bulkley
5. General Manager's Report – Angela Laffoon
6. Treasurer's Report – Hal Fireman
 - a. October 2025 Financials
 - b. 2026 Budget Update
 - c. Ratify email vote – Auditors Engagement Letter for 2024 Audit
7. Committee Organization and Reports:
 - a. Finance Committee – Hal Fireman
 - b. Architectural Review Committee – Mike Meisinger
 - c. Landscape Committee – Lorri Stonbraker
 - d. Social Committee – Mike Meisinger
 - e. January / February 2026 Newsletter Deadline: Fri., December 19, 2025
8. Homeowner Comments
9. Old Business
 - a. Clubhouse Furniture Upgrade –Ralph Hellman / Mike Meisinger
 - Ratify email vote – Resolution Clubhouse Furniture Refresh Project
 - b. Election Buddy Update
 - c. 2025 Annual Meeting Updates
10. New Business
10. Adjournment