

Stoney Brook Homeowners Association
Minutes of the Special Meeting of the Board of Directors
August 10, 2022
Clubhouse and via Zoom

Approved by the Board - August 24, 2022

Directors Present: Bob Bulkley, Hal Fireman, Andrew Klatskin, Craig Weber, Evelyn Burke, and Laura Goff

Directors Absent: Jack Kiner, Debbie Wolach, and Bill Letson

Others Present: Angela Miller, General Manager and John Cowan

Call to Order: Mr. Bulkley called the meeting to order at 11:00 a.m. with a quorum established and noted that the special meeting was called in accordance with Section 6.2 of the Amended and Restated Bylaws of the Stoney Brook Homeowners' Association.

President's Remarks: Mr. Bulkley stated the purpose of the meeting is to review and consider approving the insurance renewal proposal provided by our broker Moddy Insurance Agency. The renewal premium is substantially above the amount budgeted for this expense. Moody Insurance advised that it sent requests for bids to 29 insurance companies and 5 of them responded with proposal and 10 declined to provide proposals.

Insurance Proposal Comments: Mr. Fireman mentioned he received an email from Mr. Beakes prior to this meeting advising of a possible increase to the General Liability premium from \$5K to \$16K due to their concern about our snow removal operations, and this will bring the total premium to approximately \$394K. Moody is checking with other carriers and as Mr. Fireman passed along, we should go with the current quote and if another quote comes in lower, we should consider cancelling and rewriting the liability policy. There was discussion about the reasons for the general increase in insurance premiums and that the Board should be prepared for premium increases in the future years. Since this annual premium will be paid in the next two weeks, the Board was advised that undoubtedly in order to pay for this premium expense the HOA will need to draw on its existing line of credit from time to time to maintain reasonable operating cash balances.

Changes to the insurance coverages in this current proposal were reviewed:

- a. Insurable Value of the Building increased approximately 15%
- b. Wind/Hail deductible increased from \$7.5M to \$8.5M
- c. Increased All other Perils deductibles to \$25K
- d. Workers Comp decreased from \$16K to \$11K

After further discussion, a **motion (Fireman/Weber)** to accept Moody's Insurance recommended insurance coverage renewal beginning August 13, 2022, at a tentative rate of \$395,367.64 subject to minor increases passed unanimously with proxy in favor from Mr. Kiner and Ms. Wolach.

Further information will be provided once the binding documents are provided.

Adjournment: At 11:33 a.m., there being no further business, a **motion (Klatskin/Burke)** to adjourn passed unanimously.

Respectfully submitted,
Angela Miller, Recording Secretary