

STONEBROOKE COMMONS PROPERTY OWNERS' ASSOCIATION, INC.

Minutes

October 8, 2025

Location: *The Clubhouse*, 1910 Cottage Grove Way Cumming, Georgia 30040

Carol Ulmer – President present
Joe Brown – Vice President present
Judith Peters – Secretary present
Enisa Nalic – Member at Large absent
Bala Guruswamy – Member at Large present
Kate Dymond – Member at Large present
Hank Shumate – Member at Large present

Call To Order- 6:01

Roll Call/Quorum – see above

Approval of Minutes- approved

Approve Financial Reports including Aging- August approved

ARC Request none

Homeowner Forum (10 minutes) (definition: homeowners are allowed to speak at this time to express concerns they might have. They may stay for the agenda portion of the meeting, but they are **not allowed to contribute to the meeting**. If any discussion needs to be in private, away from guests, it will be held at the Executive session at the end of the prepared agenda, after the homeowners have left.

AGENDA

1. Annual Meeting - Carol

Judy will make the coffee; Hank, Joe and Bala will set up chairs Friday afternoon; Kate is getting the donuts, coffee creamer and cups. Board members will be at the clubhouse at 9 am preparing for the residents to check in at 9:30 and the meeting will begin promptly at 10 am. Carol, as president, will go through the agenda and at the end of the agenda, residents will be allowed an opportunity to ask questions with a 3-minute time limit. We ask residents to refrain from having a list of questions and occupying the meeting for an extended period of time, as had been done in the past. If residents have multiple questions and insist on talking to a Board member, they are asked to wait until after the Board meeting and has concluded and have a private one-on-one.

2. Sheriff's Department - Hank and Carol

The Sheriff department will be hired to patrol the neighborhood during the upcoming holiday season to insure a safe holiday season for our community.

Executive session if necessary
