

STONEBROOKE COMMONS POA, INC.
2025 ANNUAL MEETING MINUTES
OCTOBER 25, 2025

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

Board: Carol Ulmer, President present
Joe Brown, Vice-President present
Judy Peters, Secretary present
Enisa Nalic, Member at Large absent
Kate Dymond, Member at Large present
Bala Guruswamy, Member at Large present
Hank Shumate, Member at large present

Attendees: Stonebrooke Commons Homeowners

We had the appropriate number attending the meeting to establish a quorum.

Recap of 2025:

Our Lease Amendment passed and was officially registered with the county and state. We currently have 72 rentals. The board is keeping up with all outgoing and incoming rentals. Each non-residential homeowner is required to fill out a lease registration form for all new tenants, along with a copy of each lease. Detailed information on all current tenants along with copies of all leases is filled at the clubhouse office. All nonresidential homeowners have been issued a lease permit that will be effective until the home is sold.

At the beginning of 2025 we were at 36% rentals. As of today, we are down to 35%. This is the first year our percentage has decreased. Our lease amendment is working. Thankfully, we had no major expenses in 2025. Our 2025 Comcast easement agreement has increased our annual revenue by \$15,000. Unfortunately, this will be much lower in 2026 as AT&T installed fiber optics, which has lowered the number of homes utilizing Comcast. However, AT&T fiber has been a good upgrade for our homeowners.

Our aging has dramatically down over 2025. Becoming a POA, has given us tremendous leverage in our ability to collect.

Removed all residential 4-digit codes due to security concerns. This was another tedious project but our community is much safer now.

No updates on widening of Atlanta hwy.

The exit gate arm has stopped vehicles from entering through the exit gate. I know it takes a little longer to exit the community but this is something that had to be done to avoid a serious accident or an individual being run over. In addition, Joe has installed the speed bumps to further slow drivers down. We have several requests to installed additional speed bumps.

No Christmas contest this year. We will review for 2026.

We will have a shredding event in 2026. Please raise your hands who would like the event before or after April 15th. The attendees voted to have it after the 15th.

Install new pool fencing around 2/3 of pool area in 2026.
Projected cost \$10,000.

Discuss resurfacing our roads and estimated cost. Projected current cost is \$500,000.

Financials: Carol Ulmer

Each attendee had a copy of the financials and Carol reviewed them.

Adjournment (Judy Peters, *Secretary*) 11 a.m.
