

Annual Membership Meeting
Willowcroft Owners Association, Inc.

Minutes

January 23, 2018
Residence of Richard (Dick) Hord
3529 NW 18th Place, Gainesville FL 32605

Attending: Alyson Adams
Stuart Basefsky
Eric Beshore
Martha Clendenin & Norma P. Fischer
Domonique DeSantiago
Katherine Floyd
Claire Germain
Tom Herman
Andy Howell
Richard Hord
Robert McDaniel
George Mazzeo
Sharon Miller
Kathleen Morrison
Leaha Neville
Huy Nguyen
Judith Page
Mary Pennel
Sindia Rivera-Jimenz
Anne Rottmann
Sally Ryden
Susan Sisler
Venita Sposetti
Sara E. Morton Stein
Dennis Wyant

Others Present: Eugene Haufler, CAM Cornerstone Property Solutions of North-Central Florida, LLC.

WHEREUPON, Sally Ryden, acting on behalf of the Association, noting that a quorum of the membership was present, and the meeting was properly noticed, called the meeting to order at 6:35pm.

- I. Minutes of Previous Meeting: There was no quorum of the membership present at the 2017 annual meeting, so there were no minutes of the meeting.
- II. President's Report: Sally Ryden went over all of the major issues from 2017, specifically the landscaping of the entrance done by Entropic Landscape Design, the re-powder coating of the front entrance gate, the replacement of the rear gate, etc.

- III. Old Business: (1) Parking of vehicles in the common area by the owners/residents of lot 17. It was reported to management that this issue is resolved for the time being. (2) Approximately 80 linear feet of fence that is failing behind lots 20, 21, 22, 23, 24, 25, 26 and 27. All Florida Enterprises was called out and refused to bid the job. Management will turn in a bid to replace the fence at the next meeting. (3) Management was directed to move forward with the pressure-cleaning of all concrete surfaces within Willowcroft, to include cleaning of the street signage (both sides), and individual owner's driveways. A flyer will be posted on each owner's door announcing the commencement of this work and providing instructions how owners can request their driveways simultaneous to the sidewalks.
- IV. New Business:
- a. Brick-Area Damage: There is damage to the brick area near lots 28 & 29. Management will work to obtain an estimate to remedy this.
 - b. Painting of the Trellises & Rear Gate Area: Management was directed to have the trellises painted and the sides of the rear gate area, door gate, etc.
 - c. Irrigation: Multiple residents in attendance reported on various issues involving the irrigation system. Specifically noted were that (i) The system is watering area that do not require water, and is not watering where hydration is needed, resulting in a loss of landscaping in the entrance area, and added utility costs. (ii) The water sensor for the community needs to be moved up. (iii) There is a need for a contract for routine inspections and more maintenance.
 - d. Lot 13 Condition: Management was directed to send a letter to the owner regarding the condition of the property, needed maintenance, remedies, etc.
 - e. Entrance Signage: Management was directed to cause the entrance sign to be cleaned and painted.
 - f. Revisions to Governing Documents: Mr. Wyant mentioned that some of the information in the governing is out of date, or otherwise in need of amendment. He volunteered to serve on a committee to review the documents and make recommendations for revisions. The other two members of the committee are Dick Horde and Katie Floyd.
- V. 2018 Nominations for the Board of Directors: Sharon Miller nominated Eric Beshore. Allyson Adams nominated Sally Ryden. Katie Floyd nominated Dick Hord. Katie Floyd made a motion to affirm the slate via voice vote. Dennis Wyant seconded the motion. All were in favor.
- VI. Motion to Adjourn: Tom Herman made a motion to adjourn the meeting. Dick Hord seconded this motion. All were in favor. Meeting adjourned at 7:36PM

Minutes taken and respectfully submitted by Gene Haufler

Following the annual membership meeting, a Board of Directors meeting was called to order at 7:40pm.

- I. **2018 Officers:** Tom Herman nominated Sally Ryden President. Dick Hord seconded the motion. All were in favor except Andy Howell. Dick Hord was nominated as Secretary, and Andy Howell as Treasurer. Tom Herman was nominated as Vice President. These positions were affirmed by unanimous consent.
- II. **2018 Architectural Review Committee:** It was noted that Willowcroft Homeowner's Association needs to establish an ARC for 2018. Leaha Neville has volunteered to serve on the committee
- III. **Next Board of Directors Meeting:** The next Board of Directors meeting will be held on February 7, 2018 at 7:00pm at Sally Ryden's residence.
- IV. **Adjournment:** The meeting was adjourned at 8:00pm by unanimous consent.

Minutes taken and respectfully submitted by Gene Haufler