

Board of Directors Meeting
Willowcroft Owners Association, Inc.
Minutes
January 7, 2020

Achua County Public Library
(Millhopper Branch)
3145 NW 43rd Street
Gainesville, FL 32606

Attending: Sally Ryden
Richard (Dick) Hord
Eric Beshore
Rick Smith
Venita Sposetti

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

WHEREUPON, Ms. Sally Ryden, acting on behalf of the Association, noted that a quorum of the Board of Directors were present, and the meeting was properly noticed, called the meeting to order at **XXXXX** PM.

- I. The newly elected board members Ms. Nini Sposetti and Mr. Rich Smith were welcomed by the existing board members.
- II. 2019 Board of Officers: The minutes of the November 20, 2019 board meeting were presented. Mr. Beshore explained to the new board members that over the last year there was a question of the board members terms. An analysis of the last 8 Annual Meeting minutes documented in the following members and terms:
 - President Sally Ryden 2018-2021
 - Vice President Tom Herman 2017-2020
 - Treasurer Andy Howell 2017-2020
 - Secretary Dick Hord 2018-2021
 - At Large Eric Beshore 2018-2021

As a result, the 2019 election of Ms. Ryden and Mr. Hord was inappropriate since there terms were not up yet. After discussion the carryover board members (Ryden, Hord and Beshore) voted to accept the minutes unanimously.

- III. Ms. Ryden presented the Nomination Committee 2020 Board of Officers recommendations:
 - **Mr. Beshore** to be the **new President** and he accepted.
 - **Ms. Ryden** will be the **Vice President** and she accepted.
 - *N.B. Due to Mr. Beshore being out of town over the summers, Ms. Ryden will run the Board meeting over the summer with Mr. Beshore calling into the meetings.*

- **Mr. Dick Hord**, currently held in the position of Secretary, was discussed. Mr. Hord was concerned about the desire to turn around minutes in two weeks and his ability to do that. All agreed that they wanted Mr. Hord to continue. It was agreed that board members that presented a significant portion of the board meeting would provide a draft of their minutes of that portion to Mr. Hord. With the boards support Mr. Hord agreed to continue as **Secretary**.
 - **Ms. Sposetti** had been approached by Ms. Ryden to fill the position the position of Treasurer, now vacant with the departure of Mr. Andy Howell from the board. After discussion of the role Cornerstone Property Solutions plays in basically doing the accounting and dispersing while the Treasurers role is oversight and reporting on status at board meeting, Ms. Sposetti agreed to fill the **Treasurer** position and will get with Cornerstone to better understand the system of bookkeeping.
 - **Mr. Rick Smith** will become an at-large member of the board.
- IV. The new President highlighted the following issues that the new board needs to discuss in the future:
- a. How do deal with issues that were on the 2019 proxy but not the 2020 Proxy since they were contentious such as:
 - i. Landscaping
 - ii. Architectural Review Board
 - iii. Violations
 - iv. Owner Responsibilities
 - v. Suspension and Fines
 - vi. Landscaping
 - vii. Parking
 - viii. Signs
 - ix. Mr. Beshore will send a copy of the language proposed in 2019 for the above to all board members
 - b. Annual Meeting Changes such as later in January, Time of meeting and location
 - c. Establishing a 2020 Nomination Committee
 - d. Paving Reserve Fund analysis
 - e. Producing and new master copy of the Declarations with all approved changes. Mr Beshore will start the effort working with Cornerstone to get a word copy of the current Declarations from the current PDF Version.
- V. Rather than wait for the next quarterly meeting of the board, it was decided to hold a board meeting on February 11, 2020 at the home of Mr. Hord at 6pm.
- VI. **Mr. Smith** made a motion to adjourn this meeting. **Mr. Hord** seconded this motion. All were in favor. The meeting was adjourned at **8:27 PM**.

Minutes taken and respectfully submitted by Gene Haufler, Reviewed by Secretary Dick Hord, and supported by Eric Beshore.