

Board of Directors Meeting
Willowcroft Owners Association, Inc.
Minutes
February 11, 2020
Home of Richard (Dick) Hord & Anne Rottmann
3529 NW 18th Place
Gainesville, FL 32605

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

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

WHEREUPON, Mr. Eric Beshore, acting on behalf of the Association, noted that a quorum of the Board of Directors (BOD) was present, and the meeting was properly noticed, called the meeting to order at 06:00PM.

1. Approval of the Minutes:

The minutes were distributed in advance to the BOD. Ms. Nini Sposetti moved to approve the minutes and Mr. Rick Smith seconded the motion. Motion was approved unanimously.

2. President's Report:

2.1. State Annual Filing of BOD and Officers - is underway at Cornerstone

2.2. 2020 Approved Proxy Filing with County Clerk – is underway at Cornerstone

2.3. Bylaw Consolidation with 2019 Proxy Filing with the County Clerk. Mr. Dick Hord has located a source (April Zink) who can convert the Bylaws and Court Filing from pdf format to word format and then produce a consolidated document with changed paragraphs referencing the Court Filing. This would cost \$300. Ms. Sally Ryden moved to approve the expenditure, and Ms. Nini Sposetti seconded the motion. Motion was approved unanimously.

2.4. Painting Reserve Analysis – Cornerstone could not find any past paving estimates, so they are requesting an estimate now.

2.5. WC13 Deterioration – Daughters of owner with spouses spent a day cleaning up the outside which now looks a lot better. However the fundamental issues remain: house and fencing need painting, the grass needs to be restored and maintained, trees need

major pruning. As a result, Cornerstone has sent the owner's representative a notice to give the BOD a plan in 30 days with a timeline to accomplish the repairs.

2.6. 18th Place Turnaround – The BOD approved at a prior meeting the placement of a No Parking sign on the south spur road at the end of 18th Place. This was done to allow the turnaround of delivery and service vehicles without driving on the grass which cannot take the constant traffic of having to use the grass area to turn around. Additionally, Cornerstone is investigating adding some asphalt paving to widen the turning radius exiting the south spur.

3. Old Business

3.1. 2021 Annual Meeting Date – Tuesday, 26 Jan, 2021 was proposed by Mr. Eric Beshore. All present agreed that a late January date was best to deconflict with the Holiday Season and the date suggested was accepted.

3.2. 2020 Nominating Committee - After discussion it was agreed the Ms. Nini Sposetti and Mr. Rick Smith would co-chair the Nominating Committee and would add two to three homeowners to the committee. The nominations will be needed for the November BOD Meeting to support the January Annual Meeting

3.3. 2021 Proposed Proxy – Difficult Issues. Mr. Eric Beshore distributed in advance for BOD review a document (Attachment 1) containing the 7 outstanding proxy items. After discussion all agreed that we need to go forward with all items. However, there was discussion concerning changes to some of the items. The following summarizes the discussion and the direction the BOD wants to take in adjusting the language.

3.3.1. Budget Amendment

3.3.1.1. Remove “**broken down according to Type of Lot**” since it is inappropriate since there are no lots; only homes.

3.3.1.2. Add after delivered “**with the Annual Meeting Agenda**” to each Member.

3.3.2. Architectural Control Related Amendment

3.3.2.1. The BOD does not want to be the Architectural Review Board (ARB) but be the appeal body of the ARB. Therefore, remove the following proposed text “**The BOD may appoint itself to sit as the ARB or may elect to retain some or all of the authority of the ARB**”

3.3.2.2. “**Planning Criteria**” referenced needs to be formally established in a single document called Willowcroft Planning Criteria that incorporates a number of existing planning documents currently on the Willowcroft website.

- 3.3.3. Landscaping Maintenance Amendment – BOD agreed with the proposed changes to remove restrictive language that is no longer needed.
- 3.3.4. Parking Amendment – All agreed this is the item that needs the most work to clarify and define a clear enforceable policy.
 - 3.3.4.1. Do not delete the phrase “**prohibit the garage from housing two automobiles at all times.**”
 - 3.3.4.2. Need to refine the parking policy in the last paragraph concerning the ARB role. Logic recommends first an owner should park in their garages (the Willowcroft goal in current guidance). As an alternative, owners can park on their driveways but this is not the desired Willowcroft standard. Lastly an owner can appeal to the ARB for permission to park on the street for limited times by explaining why the Garage and Driveway cannot accommodate their vehicle parking.
- 3.3.5. Sign Amendment – All agreed with the proposed change, however the reference to “Lots” should be changed to “Homes”
- 3.3.6. Leasing Amendment – All agreed with the proposed leasing amendment, however reference to “Lots” should be changed to “Homes” and “his” should be change to “their”
- 3.3.7. Board of Directors Related Amendment – all agreed to rework the amendment, so the BOD is five members not three or five as proposed.

3.4. New Business

- 3.4.1. Officer Duties - Mr. Eric Beshore requested that all officers start developing a document that would help their replacement better understand their duties. All agreed
- 3.4.2. Ring Doorbell HOA Program – Mr. Eric Beshore explained the Ring Program and all that the HOA would have to do. It was agreed not to participate in the program.
- 3.4.3. Future Boards meeting – Mr. Eric Beshore recommended the following dates: 4/28, 8/11 and 11/17 that all agreed were good dates.
- 3.4.4. FIDO Box – Mr. Andy Howell in the past was taking care of replenishing the Poo bags in the holder in the Park area. Mr. Eric Beshore has taken that over but is looking for some dog owner to take on that responsibility.

3.4.5. WC28 sidewalk repair – Tree roots have damaged a five-foot section of the sidewalk. M&M Masonry submitted a quote to Cornerstone for \$1,500. After discussion of the price Cornerstone was asked to get a second quote.

3.4.6. New Board Member certification – Mr. Eric Beshore requested that the new board members complete the required State of Florida certification within 90 days of election. Cornerstone shall provide board members with all the updates to the bound document that owners have so they can complete the certification.

3.5. Ms. Nini Sposetti made a motion to adjourn this meeting. Mr. Dick Hord seconded this motion. All were in favor. The meeting was adjourned at 07:15 PM.

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

REH/s