

Board of Directors Meeting
Willowcroft Owners Association, Inc.

Minutes

February 7, 2018

Residence of Sally Ryden
1841 NW 35th Way, Gainesville FL 32605

Attending: Eric Beshore
Katherine Floyd
Tom Herman
Andy Howell
Richard Hord – Arrived at meeting at approximately 8:00pm.
Habibeh Khoshbouei
Sally Ryden

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 7:00pm.

- I. Minutes of Previous Meeting: Tom Herman made a motion to approve the minutes of the meeting held on January 23, 2018 with one amendment, which was to correct the spelling of Mr. Hord's name. Eric Beshore seconded this motion. All were in favor.
- II. Architectural Control Board (ARB) 2018: The following owners were nominated to serve as Architectural Control Board members for 2018: Leaha Neville, Venita Sposetti, Sharon Miller & Dick Hord. Eric Beshore madew a motion to adopt this slate to serve as the ARB for 2018. Tom Herman seconded this motion. All were in favor.
- III. Governing Document Revision Committee: Tom Herman made a motion to authorize a bylaws revision committee to consist initially of two volunteer owners, which are Dick Hord and Dennis Wyant. Andy Howell seconded this motion. All were in favor.
- IV. New Business:

- (1) Andy Howell – CAM Training: Mr. Howell attended a CAM training course, and share the following lessons learned with those in attendance:
 - i. Agendas should not have an open floor.
 - ii. Only Board members can add agenda items.
 - iii. There is no such thing as email voting.
 - iv. The home owners set the agenda for the membership meeting(s).
 - v. There are five types of insurance that all HOA's should have.

- vi. He mentioned reserve studies, and the potential need for one.
- vii. The covenants must be re-recorded every thirty years.
- viii. Complaints against the Board of Directors must go to court. Owners may file suit, etc.
- ix. Board members should establish separate CAM email addresses.
- x. The Primary purpose of an HOA is to maintain property values over time.
- xi. Pursuant to F.S. 720.3033 Board members are required to be certified by the Secretary of the HOA, etc.
- xii. The flying of flags is covered under F.S. 720.304

V. Lamps & Poles: Andy Howell explained the agency rate plan offered by GRU, versus the current rate plan. He further explained that the cost to change over to the agency rate plan would be \$14,894.00 initially. Further he explained that the cost of the current plan is approximately \$4,009.50 per year. The projected cost savings is projected as approximately \$4,941.00 per year. Tom Herman inquired if someone from the HOA can meet with someone higher up within the GRU organization, to negotiate, etc. Tom Herman made a motion to table this issue to the next meeting. Dick Hord seconded this motion. All were in favor.

VI. Adjournment: Tom Herman made a motion to adjourn the meeting. Andy Howell seconded this motion. All were in favor. Meeting adjourned at 8:22PM

Minutes taken and respectfully submitted by Gene Haufler & Reviewed by Secretary Dick Hord.