

Board of Directors Meeting

Willowcroft Owners Association, Inc.

Minutes

May 16, 2017

Residence of Sally Ryden

1841 NW 35th Way, Gainesville FL 32605

Attending: Andy Howell
 Richard Hord
 Sharon Miller
 Sally Ryden
 Venita Sposetti

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 Board of Directors was present, and the meeting was properly noticed, called the meeting to order at 6:00pm.

- I. Minutes of Previous Meeting: Mr. Hord made a motion to approve the minutes if the meeting held January 10, 2017. Mr. Howell seconded this motion. All were in favor.

- II. President's Report:
 - (I) Water Shut off Valve at Gazebo: Sally Ryden reported that the water is being shut off at the gazebo area, thereby causing the turf area there to suffer distress and begin to fail. Sally nor management knows who is doing this. Accordingly, it was decided that the handle to the shut off valve will be removed for the time being.
 - (II) Wireless Equipment Upgrade at Gate: Management reported to the Board of Directors that the analogue equipment at the entrance is now obsolete, and parts are no longer being made for this dated equipment. The estimated cost to replace the equipment and upgrade to a wireless system is approximately \$4,300.00. The Board asked for more information on this from the vendor. The issue was tabled until the next meeting.

- III. New Business:
 - a. Entropic Landscaping Quotation: Management submitted a quotation for a landscaping upgrade to the entrance from Entropic Landscapes. A discussion ensued regarding the trees that need to be removed. Mr. Horde indicated that there are presently more than six trees that should come out. Sally Ryden volunteered to meet with the owner of Entropic, Randy Smith, and report back to the Board her findings. Mr. Hord asked if the ligustrum trees, and could be removed now, and the area turned into a bed. The matter was tabled until the next meeting.

- b. Landscaping Company Leaving Lawn Debris at East End of Wall: Management was instructed to inquire of Ryan Smith if they are responsible for this, and to please remove it.
 - c. Tree Trimming: Management was directed to contact Ryan Smith and have him trim the drake elm tree canopy to 14 feet. This was requested following the last meeting.
 - d. Lighting Proposal (Andy Howell): Andy Howell presented his findings to the Board with respect to the current lighting versus changing over to an agency rate set up. If Willowcroft Owner's Association does not change over to an agency rate, the cost of the existing street lighting will increase 95%. By changing over to an agency rate program, the Association will break even in three years, and save \$28,000.00 over the next ten years. The Board agreed in principal to change, pending a special assessment to fund the job.
 - e. Next Meeting: The next meeting will be a special assessment Board of Directors meeting to propose a special assessment of \$500.00 to \$1,000.00 per homeowner to fund the infrastructure change of lighting equipment, and the entrance landscaping upgrade. The meeting was tentatively scheduled for June 28, 2017.
- IV. Motion to Adjourn: The Board meeting was adjourned at 7:16pm by unanimous consent.

Minutes taken and respectfully submitted by Gene Haufler