

Board of Directors Meeting

Willowcroft Owners Association, Inc.

Unapproved Minutes (Tabled 8-21-2019)

May 22, 2019

Offices of Cornerstone Property Solutions
3700 NW 91st Street, Suite A-100
Gainesville, FL 32606

Attending: Eric Beshore
Tom Herman
Richard (Dick) Hord
Andy Howell
Richard Hord
Sally Ryden

Others Present: Eugene Haufler, CAM Cornerstone Property Solutions of North-Central Florida, LLC.; Julie Naim, Esq. Attorney & Legal Counsel for Willowcroft Homeowner's Association.

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 6:00pm.

- I. Minutes of Previous Board of Directors Meeting January 15, 2019: Tom Herman made a motion to approve the minutes of the Board of Directors meeting held on January 15, 2019. Dr. Herman's motion was seconded by Dick Hord. Discussion ensued. Dr. Howell suggested an amendment to the meeting minutes. He reported that he did not vote in favor of retaining the 2018 slate of officers for 2019, as it was his belief that Sally Ryden's term had ended as of January 1, 2019. He abstained from voting. Tom Herman made a motion to amend the minutes in accordance with Dr. Howell's request. Dick Hord seconded this motion. All were in favor except Dr. Howell, who voted against the motion.
- II. Legal Opinion from Attorney Regarding Legitimacy of the Board: Gene Haufler presented the legal opinion from attorney Carolina Sznajderman Shier regarding the legitimacy of the Board. She determined that the Board was in fact legally elected at the annual meeting of the membership held on 23-January 2018. Dr. Howell voiced his disagreement with the findings and stated that there were factual inaccuracies in the letter, and that his purpose in challenging it is to ensure that the Association govern the community in accordance with Florida Statutes. The Board did not take up the matter any further, and Dr. Howell left the meeting.
- III. Nominating Committee: The Board appointed Dr. Tom Herman by consensus to establish a nominating committee.

IV. Eric Beshore Bullet Points for Discussion: Mr. Beshore handed out the following Bullet Points for discussion:

The following are items that I suggest for our next Board Meeting:

1. Declarations and Bylaws Update

- **Review what happened in attempt to update this year - Process, Attorney, the good and bad**
- Process dictated by Decs very cumbersome but must follow
- Attorney - Ineffective at meeting, Not happy with organization of Proxy - No titles for sections, separate page for each, A single summary page for each voter.
- Good - Interest at meeting, 3 Negative votes for Landscaping, ARB, Violations and Owner Responsibility - Why?
- Bad - Communication with owners, Lack of Quorum, One Owner voted against everything?
- **Develop a Strategy to get them approved at Jan 2020 Meeting**
- 22 May Board till 21 Aug Board - get inputs on negative votes, and enlist Rick and Katie to review past Proxy for enhancement, inputs on process streamlining
- 21 Aug Board till 20 Nov Board - Work on final language and develop Proxy form, develop process to get back 33 Proxies

- 20 Nov Board till Jan 2020 Annual Meeting - Approve Proxy and Distribute and collect
- **Develop an action plan with definitive tasks and board supervision at 21 Aug and 20 Nov Board meetings**
 - 21 Aug
 - 20 Nov
 - Jan 2020
- **Assign people to action plan tasks.**

2. Fire Department Recommendation for roads

- **Establish a Board Position**
 - *Parking before or After Medians for 20 ft - no*
 - *No Parking on 18th Place after the Circle - Yes but on Grass*
 - Parking on one side of road with painted parking places - No painted spaces but parking should not be two across on any roads. If must park on both sides for construction the contractor must be prepared to relocate vehicles in an emergency.
 - No Parking on circles at end of 18th Way and 18th Place
 - Parking can block only one side of an island on 35th Way and 18th Place
- **Implement position and inform all homeowners**

3. Election of Officers Process

- **Establish Nomination Committee**
- **Actively solicit volunteers for Board**
- **Timetable to meet Jan 2020 election at annual meeting**

4. Annual Meeting

- **Establish Date now and get Large Room at Library**
- **Make meeting informative and a social event to get attendance**
- **Publicity**

5. Minutes for Board and Annual Meetings

- **Establish a time for them to be available for review - 1-2 weeks**
- **Distribute drafts electronically**
- **Get inputs to minutes from attendees electronically**

6. Communication with Owners

- **How frequently? Quarterly?**
- **What Method?**

7. Board Meetings

- **Reports - Reports from committees and officers**
- **Establish required committees**
- **Oversight of WOA website - content and organization**

- V. Letter from Assistant Fire Chief Joseph S. Hillhouse: The Board agreed that the roadways should not be blocked, especially in areas where cul-de-sacs or roundabouts are present. They also reiterated that the roadways within the community were installed in accordance with Alachua County and City of Gainesville codes, land development regulations, etc. at the time the community was built. There is no requirement to change or alter the roadways within the community to follow the current codes, etc. Having said this, they further agreed that the owners should be notified of the comments from the Assistant Fire Chief regarding on-street parking, to govern both their own and their guest's parking accordingly.
- VI. Paving Estimates: The Board tabled the consideration of the paving estimates to the next meeting.
- VII. Preparation of Letter To Mr. Dawson Brown Lot 33: Gene Haufler agreed to prepare the letter for My. Brown and send it to Mr. Hord for approval. The Willowcroft Homeowner's Association authorized (or allowed) GRU to connect the water line for a common area sprinkler system to the same water line that services Lot 33, 1702 NW 35th Way. To alleviate any potential water pressure problem for Lot 33, 1702 NW 35th Way the Willowcroft Homeowners Association will run the sprinkler system during hours that will not affect the water usage of the residents at Lot 33, 1702 NW 35th Way.
- VIII. Amendments To Declaration: Eric Beshore asked both management and the other Board members to work together with him in being proactive in reaching out to owners who either did not vote on any of the amendments, or voted against them. He also reiterated that we all be proactive in getting the information out.
- IX. Minutes of Meeting: Mr. Beshore requested that the minutes of all meetings be done sooner following the meetings and distributed to the Board members. Both Gene Haufler and Mr. Hord agreed to accommodate this.
- X. Adjournment: Tom Herman made a motion to adjourn the meeting. Eric Beshore seconded this motion. All were in favor. Meeting adjourned at 7:10PM

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