

Board of Directors Meeting

June 10, 2014

Willowcroft Owners Association, Inc.

Minutes

Board of Directors Meeting

June 10, 2014

Offices of Cornerstone Property Solutions of North-Central Florida, LLC.

4510 NW 6th Place, Suite-B

Gainesville, FL 32607

Attending: Myrna Gray
Richard Hord
Sally Ryden
Charles McDonald

Others Present: George Ritch, CAM with Cornerstone Property Solutions of North-Central Florida, LLC.

WHEREUPON, Myrna Gray, acting on behalf of the Board, 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, at which time Mrs. Gray dispensed with the reading of the minutes from the last Board meeting.

- I. Minutes Of Board Meeting February 16, 2014: A motion was made by Sally Ryden to approve the minutes of the meeting held on February 18, 2014. The motion was seconded by Dick Hord. All were in favor.
- II. President's Report:
 - (i) GPD Crime Prevention: Myrna Gray yielded the floor to Nicole Lardner liaison with the Gainesville Police Department. Nicole discussed the known details of the recent break-in on 35th way. The owners were out of town when this happened, and had approximately \$6,000 worth of their belongings stolen. She informed those in attendance that the Crime Prevention unit can teach the residents how to implement preventative measures to the thwart these kinds of incidents, as well as train them on how to become a "crime-watch neighborhood".
 - (ii) Gene Haufler: Myrna Gray yielded the floor to Gene Haufler, CAM, and owner of Cornerstone Property Solutions. Gene spoke on the dismissal of George Ritch. The Board was receptive to having Gene back as the lead manager of the community.
- III. Gazebo (Pergola): Gene Haufler presented an estimate from Interior Contractors, Inc. to paint the pergola in the amount of \$725.00. Sally Ryden made a motion to approve the estimate, which was seconded by Dick Hord. All were in favor.

- IV. Pressure Washing: Gene Hafler presented two quotations for the pressure cleaning of the sidewalks, curbs, and owner's driveways. Dick Hord made a motion to approve award the job to JFJ Pressure Washing, LLC. Sally Ryden seconded this motion. All were in favor. Note: The owners will have the opportunity to have their driveways and walkways done for \$45.00 while JFJ is in the community performing the work. Management was directed to prepare and send a notice to all homeowners notifying when the work will be performed, and instructions on how to contact JFJ representative to get their driveways and walkways cleaned if they so desire. The notice should be send thirty (30) days in advance of the work being performed. Going forward, the Board would prefer this job to be performed in April of each year.
- V. Exterior Pest Control: Gene Hafler presented an estimate from Parker Pest Control to perform services to the turf areas, bedded areas, shrubs, etc. The Board made two alterations to the estimate as submitted as follows: (i) There will be four lawn sprays, not 6 as stated in the bid as submitted. (ii) There will be three shrub sprays, not 5 as stated in the bid as submitted. Sally Ryden made a motion to approve this estimate as altered. Dick Hord seconded the motion. All were in favor.
- VI. Drip Irrigation: Management was directed to ask Ryan Smith to unhook the drip irrigation connected to Dick Hord's water supply. Management was also directed to ask if the drip irrigation connected to Sally Ryden's residence could be disconnected.
- VII. Addition of Board Member to Complete Evangelous Christou's Term: Dick Hord made a motion to appoint Chuck McDonald to the 2014 Board of Directors to complete the term vacated by Evangelous Christou. Sally Ryden seconded this motion. All were in favor.
- VIII. Uniform Business Report: Management was directed to update the Uniform Business Report with the Department of Business & Professional regulation with the most recent information.
- IX. Balances of \$26.00 Owed: Management was directed to send out notices of the outstanding balances due from the last budget change to all homeowners.
- X. MOTION FOR ADJOURNMENT: There being no further business to be brought before the Board of Directors, Sally Ryden made a motion to adjourn the meeting. The motion was seconded by Myrna Gray and carried. The motion was adjourned at 7:25pm.

Minutes taken and respectfully submitted by Eugene C. Hafler