

Board of Directors Meeting

Willowcroft Owners Association, Inc.

Minutes

June 28, 2017

Residence of Sally Ryden

1841 NW 35<sup>th</sup> Way, Gainesville FL 32605

Attending: Andy Howell  
Richard Hord  
Sharon Miller  
Sally Ryden  
Venita Sposetti  
Jane Feldman  
Katie Floyd  
Courtney Johnson  
George Mazzeo  
Anne Rottman  
Dennis Wyant

Others Present: Eugene Haufler, CAM Cornerstone Property Solutions of North-Central Florida, LLC.; Maria Hidalgo, Representative from Gainesville Regional Utilities.

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 6:02pm.

- I. Minutes of Previous Meeting: Courtney Johnson made a motion to approve the minutes if the meeting held May 16, 2017. Mrs. Sposetti seconded this motion. All were in favor.
- II. President's Report:
  - (I) It was reported to management that the rear gate is not currently working. Management will send Gainesville Ironworks to remedy.
  - (II) The laurel oak trees at the entrance have been removed.
  - (III) Management was asked to cause the air potato vines to be removed near the white fence, and to make sure the doggie stations are serviced regularly with fresh bags, etc.
- III. Old Business:
  - a. Proposed Lighting Contract With Gainesville Regional Utilities (GRU) at Agency Rate Structure: Ms. Hidalgo from Gainesville Regional Utilities, and Andy Howell presented details regarding the proposed change to a Rental Agency Light Rate agreement from the current Rental Light Rate Agreement. Ms. Hidalgo stated that under the current contract GRU owns all of the infrastructure. Under the Rental Agency Light Rate, the Willowcroft Homeowner's Association would own it, i.e., the Willowcroft HOA would be responsible for the pole and the luminaire (globe). In addition, under the current contract, the cost of electricity is included, whereas under the Rental Agency Light Rate

plan, it is not. Moreover, in order to enter into the Rental Agency Light Rate Agreement, the Willowcroft HOA would have to install new Acorn luminaire and bulbs at a cost of \$14,056.00, and enter into a five-year agreement. The current plan is month-to-month. Katie Floyd asked if there is a third option wherein the Willowcroft HOA could purchase the existing infrastructure. Management was asked to inquire about insurance for the lighting infrastructure, cost, etc. It was decided that this issue would be tabled until more information could be obtained. Mr. Hord suggested the Board approach owner Dominique DeSantiago for help in evaluating the costs and benefits of both plans, as this is his area of expertise. Mr. Hord agreed to reach out to him. According to the analysis done by Andy Howell, under the current plan the rate is \$445.50 per month, or \$5,346.00 per year, as compared to the Rental Agency Light Rate, which be \$87.75 per month, or \$1,053.00 per year. Second, under the current plan the luminaire (globe) installation cost nothing in addition to the monthly rate, whereas under the Rental Agency Light Rate would cost the Willowcroft Homeowners Association \$14,056 in parts and labor to replace the current Granville luminaires to Acorn luminaires. Pole replacement is not a requirement of either agreement, neither is a photometric plan. Under the current plan, the Willowcroft Homeowners Association is on a month-to-month agreement, whereas under the Rental Agency Light Rate plan, the Willowcroft Homeowners Association would be required to enter into a five-year contract, which becomes a month-to-month contract following the expiration of the initial five-year term. With respect to the replacement of poles and luminaires due to accidental loss, under the existing plan GRU pays for any replacements needed, whereas with the Rental Agency Light Rate Plan, the HOA pays for any replacements needed. In regard to future upgrades of poles and globes, under both agreements, the HOA pays for these. Regarding repairs and maintenance of the conductors, light bulbs and photocells, these repairs are included in both contracts. Total cost after three years under the current agreement is projected to be \$16,038.00, as compared to the Rental Agency Light Rate plan, which is projected to be \$17,215.00. This same analysis done on a ten-year projection predicts the cost of the existing plan to be \$53,460.00, whereas the Rental Agency Light Rate Plan is projected to cost \$24,586.00.

- b. Landscaping At the Entrance & Gate Improvements: Sally Ryden made a motion to approve the estimates from both Entropic Landscapes for landscaping upgrades to the entrance area, and from Gainesville Ironworks to re-powder coat the entrance gate, and replace the hinges. Mrs. Feldman seconded the motion. All were in favor and the motion carried.
- c. Fences: An owner inquired about the fences that have lattice, as to whether these fences are the responsibility of the homeowner's association or the homeowner's responsibility. The position of previous Board's of Directors are that these fences are the responsibility of the homeowners, not the HOA.
- d. Irrigation Sensors: Mr. Wyant reported that the irrigation sensors in the common areas need to be checked because the water is hitting the sensor by the Island in front of Mr. Stein's property, and the landscaping has begun to turn brown there.

IV. Motion to Adjourn: A motion was made by Dick Hord to adjourn the meeting, which was seconded by Mrs. Feldman. All were in favor, and the meeting was adjourned at 7:35pm.

Minutes taken and respectfully submitted by Gene Haufler