

Homeowners Special Assessment Meeting
Willowcroft Owners Association, Inc. (WOA)
Minutes 8 December 2020
Virtual Zoom Meeting

Attendees:

- WC01 - Jon and Sarah Geyer
- WC03 - Alyson Sindelar
- WC04 - Dennis Wyant & Jane Feldman
- WC05 - Jerry and Sally Stein
- WC07 - Stuart Basefsky & Claire Germain
- WC08 - Sally Ryden
- WC11 - Jiachun Zhan & Patrice Lecomte
- WC14 - Rick Smith
- WC15 - Eric & Ann Beshore
- WC16 - Katie Floyd
- WC18 - Ann Rottmann & Dick Hord
- WC20 - George Mazzeo
- WC23 - Tom and Penne Herman
- WC24 - Leaha Neville
- WC27 - Andy Howell
- WC30 - Matthew Cottler
- WC31 - Nini Sposetti
- WC32 - Judy Page
- Tom Eaton, Guardian Property Manager for WOA

WHEREUPON, Eric Beshore President noted more than ten members were present a quorum was established. The meeting was called to order at 6:31 PM.

- 1) Meeting Notice: Andy Howell questioned if the meeting was properly noticed. Tom Eaton confirmed that it was and properly certified by Guardian Association Management (GAM). **[N.B. Affidavit attached below.]**
- 2) Discussion of Special Assessment:
 - a) The Assessment Funds repaid would be put back into the financial system where there are Reserve IOUs.
 - b) BOD will start a total review of Reserves starting in Jan 2021.
 - c) Member frustration with the situation was acknowledged by the BOD.
 - d) BOD frustration with the situation and past professional management was expressed.
- 3) Vote of members to approve or reject the BOD levy of \$27,326.67 to repay Reserves for funds used to pay Operations between Dec 2017 and Dec 2019 was conducted.
 - a) Roll Call of all members was conducted by Tom Eaton of Guardian Association Management to determine those present in person and those represented by Proxy and their vote.
 - b) The table at Attachment 1 provides the results of in-person votes and proxy votes.
- 4) The Special Assessment was approved as follows:

	In-person	Via Proxy	Total
Votes For	16	4	20
Votes Against	4	0	4
Did not Vote			9

- 5) There being no additional business a motion was made by Rick and seconded by Sally to adjourn. All Agreed. The meeting was adjourned at 6:56PM.

Draft agenda & minutes provided by Eric Beshore and Tom Eaton
Minutes respectfully submitted by Richard "Dick", Secretary.

Willowcroft Owners Association, Inc.

AFFIDAVIT
PROOF OF NOTICE

State of Florida)
County of Alachua)

The undersigned agent of the Willowcroft Owners Association, Inc., being first duly sworn, deposes and says that the Notice of Members Meeting to be held on December 8th, 2020 to approve a special assessment,

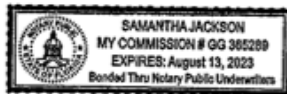
 was mailed to each unit owner on November 23, 2020 at the address last furnished to the Association,

 was e-mailed to each unit owner who has given written authorization on file to the last furnished email address to the Association

Dated this 23rd of November 2020.

By: _____
Agent of the Association

Notary Public



Errata draft sent to entire board for review only.

Any corrections, additions and/deletions should be forwarded to the secretary (Dick) ASAP.

Eric Beshore & Tom Eaton forwarded corrections, additions, and or/ deletions as of 16Dec2020

*Sally Ryden as of 19Dec2020

*Nini Sposetti as of 18Dec2020

