

Special Membership Meeting

Willowcroft Owners Association, Inc.

Minutes

May 22, 2018

Residence of Richard Hord
3529 NW 18th Place, Gainesville FL 32605

Attending: Alyson Adams
Eric Beshore
Albert Bleggi
Maxine Hall
Tom Herman
Andy Howell
Richard Hord
George Mazzeo
Carlos Rinaldi
Larry Rooks
Anne Rottmann
Sally Ryden
Frederick Smith
Gerry & Sara E. Morton Stein
Venita J. Sposetti

Total Attending In Person = 16 Representing 14 lots.

Proxies: WC14 - Frederick Smith To Dick Hord
WC12 – Sharon Miller To Dick Hord
WC16 – Katherine Floyd To Dick Hord
WC01 – Martha Clendenin To Dick Hord
WC33 – Dawson Brown To Dick Hord
WC19 – Mr. Nguyen To Dick Hord
WC04 – Mr. Wyant To Dick Hord
WC29 – Mr. McDaniel To Venita Sposetti
WC26 – Carol Ross To Andy Howell
WC10 – Dominique De Santiago To George Mazzeo
WC32 – William & Judith Page To Sally Ryden

Total Proxies = Eleven

Others Present: Eugene Haufler, CAM Cornerstone Property Solutions of North-Central
Florida, LLC. Julie Naim, Esq. Attorney for Willowcroft HOA

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 6:30pm.

- I. Minutes of Previous Meeting: The minutes of the previous meeting were not reviewed, nor approved at this meeting.
- II. President's Report: Sally Ryden Introduced manager Gene Haufler and attorney representing Willowcroft HOA Julie Naim, Esq. Julie Naim presided over this meeting.
- III. Julie Naim: Julie Naim, attorney for Willowcroft HOA made the announcement that this was a single-issue meeting to allow the membership of Willowcroft HOA to vote on changing the association's lighting agreement with Gainesville Regional Utilities from the existing agreement to the "Agency Rate Agreement" details of which were presented to those in attendance by Mr. Howell. (The details are part and parcel to these minutes and are attached.
- IV. Owner Comments: Owners were given three minutes to comment on the issue. Mr. Howell gave an overview of the petition to change the lighting agreement. Frederick Smith had to leave the meeting early. His proxy was given to the Secretary of the Association, Dick Hord. There were then sixteen members remaining in person, representing 13 lots. The total present in person or via proxy at this time was 24 owners. The requirement for the membership to change to an alternate lighting agreement was the majority present, either in person or via proxy, voting in favor of changing to said agreement.
- V. Motions: Mr. Stein made a motion to assess all 33 lots \$14,894.00 plus \$1,000.00 for insurance – fully funded via special assessment. Andy Howell seconded this motion. Andy Howell made a motion to partially fund the assessment via the reallocation of funds from the entrance lighting reserve in the amount of \$6,100.00, then assess the remainder at \$300.00 per lot. Tom Herman called the question. The vote on Mr. Stein's motion was 8 in favor, the remainder nays. The motion failed. The vote on Mr. Howell's motion was 7 in favor, the remainder nays. This motion failed as well.
- VI. Motion to Adjourn: Tom Herman made a motion to adjourn the meeting. Dick Hord seconded this motion. All were in favor. Meeting adjourned at 7:38PM

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