

Greystone of Gainesville Homeowners Association, Inc.
Minutes
Board of Directors Meeting
October 12th, 2017
Cornerstone Property Solutions
Gainesville, FL

Attending: Laura Butler
 Fred Pruitt
 Mark Olson

Others Present: Jason Butler, Danny Gilliland, Scott Koppel, Beverly Smith and
 Maria A. Ramirez, CAM, Cornerstone Property Solutions of North
 Central Florida, Inc.

- I. Laura Butler called the meeting to order at 7:02 pm.
- II. Approval of Minutes. Copies of the Minutes of July 11, 2017 BOD meeting were presented, Mark Olson made a motion to accept the minutes as written and Fred Pruitt seconded. All three BOD members agreed to accept the minutes as written.
- III. President's Report: Laura discussed the importance of maintaining the conservation areas and nature trail. A map of the Greystone conservation areas and location of required signs was distributed. She discussed the walk-through conducted by board members and a member of the Alachua County invasive species office, related requirements and next steps.
- IV. Financial Report:
 - a. Currently there are two delinquencies. A second notice letter has been sent to both accounts. Danny Gilliland emphasized the importance of treating Greystone HOA members as our neighbors and should be treated respectfully. Fred Pruitt requested that the CAM provide the BOD with sample notice letters for our review and discussion.
- V. 2018 Budget Discussion and Adoption:
 - a. The background, process and guidelines used to develop the 2018 proposed budget was presented by Fred Pruitt. His review indicated further BOD review study was needed to gain clearer understanding regarding line items for paving and stormwater reserves to ensure the assessments amounts are sufficient. A recently received estimate for repaving indicates the current assessments sufficient. The stormwater reserves assessment may be impacted by a proposed change to County standards for stormwater retention areas. The BOD will continue monitoring developments.
 - b. Mark Olson made a motion to accept the 2018 Budget as written and Fred Pruitt seconded. All attendees agreed. That maintains the annual assessment at \$800 the same as 2017.
- VI. Old Business:

- a. The President discussed the landscaping contract and the proposal of replacing the plants along the Greystone front entrance with perennials instead of annuals. The landscape contractor's bid and options received did not provide sufficient information to make a final decision and were not accepted. The CAM will notify the contractor of the BOD's concerns.
- b. The President provided an update on the previous request to have a security gate installed. A County ordinance established approximately 10 years ago prohibits restricting access to communities. The ordinance has been placed on the HOA website.
- c. The proposal for replacing two required conservation area signs was discussed. A motion to accept the bid received from "Signs By Tomorrow" to install signs with wooden posts was made by Fred Pruitt, seconded by Scott Koppel and accepted by all attendees.
- d. The President confirmed a follow-up meeting with the arborist is being rescheduled. The arborist will inspect the winged elms along all boulevards to determine the health of all trees, what actions are required to sustain health, whether any trees will need to be replaced. The cost of the inspection for all trees will be borne by the HOA. Homeowners are responsible for required action to ensure sustainability of existing trees or replacement cost for new trees with the exception of trees in the common areas.

VII. New Business:

- a. Nominating Committee: Fred Pruitt discussed the BOD's desire to increase the number of Members from three to five at the annual Home Owners Meeting in January. Since each BOD member serves for two years, adding two new members would ensure continuity. Fred will chair the Nominating Committee and Danny Gilliland volunteered to participate on the committee.

Next Board of Directors and Annual Home Owners Meeting: Wednesday, January 17 at 7:00 pm in the conference room of Center State Bank at NW 39th Ave and NW 43rd Street.

Adjournment – The meeting was adjourned at 8:42 pm.

Minutes taken and respectfully submitted by Mark Olson.