

Greystone of Gainesville Homeowners Association, Inc.
Minutes
Board of Directors Meeting

Date: November 8th, 2018
Time: 7:00 p.m.
Location: Center State Bank
4100 NW 37th Place
Gainesville, FL 32606

Attending: Fred Pruitt
Mark Olson
Danny Gilliland
Deepthi Varma

Others Present: Beverly Smith, Bonita Smart, Steven and Stacey Robinson,
Robert and Fern Musselwhite, Stephanie Olson, and Maria
A. Ramirez, CAM, Cornerstone Property Solutions of
North Central Florida, Inc.

- I. Fred Pruitt called the meeting to order at 7:00 pm.
- II. Approval of Minutes. Copies of the Minutes of May 7, 2018 BOD meeting were presented, Danny Gilliland made a motion to accept the minutes as written and Mark Olson seconded. All four BOD members in attendance agreed to accept the minutes as written.
- III. President's Report: There was no report from President Laura Butler as she was unable to attend.
- IV. Manager's Report: The Manager explained the financial documents provided at the meeting. Ms Ramirez also pointed out that there are no delinquent Assessment payments.
- V. 2019 Budget Discussion & Adoption:
 - a. Fred Pruitt explained the process the BOD has used over the past 18 months to understand budget line items and manage expenses to provide the best value for the Homeowners Association.
 - b. Fred Pruitt emphasized the importance of understanding the potential costs associated with road paving and storm water retention area maintenance. Ms Ramirez will solicit updated information on lifespan and repair and replacement costs for our roads. Danny Gilliland will check with Rory Causseaux with CHW Engineering about required maintenance and cost on the retention ponds.
 - c. Mark Olson moved the 2019 Budget be approved as presented and Deepthi Varma seconded the motion. All four BOD members in attendance concurred.

- VI. Old Business:
- a. Fred Pruitt reviewed the bids that had come in to replace and repair the Common Area Fences. Mark Olson moved the bid from One Source be accepted and that they be awarded the contract. Danny Gilliland seconded the motion and all four BOD members in attendance concurred.
 - b. Fred Pruitt reviewed the need clear the walking path in the nature reserve. Despite repeated requests by Laura Butler and Ms. Ramirez, the Lawn Maintenance contractor has taken no action. Fred explained the One Source had submitted a bid to cut and clear fallen trees from the path and mow the path. Deepthi Varma moved that One Source be awarded the contract and Mark Olson seconded the motion. All four BOD members in attendance concurred.
- VII. New Business: Fred Pruitt explained how reduced responsiveness and diminished quality led the BOD to evaluate replacement of the Lawn Maintenance Contractor. Two bids were received. Mark Olson moved that the Bid from One Source be accepted as long as the mowing frequency schedule was adjusted to the existing schedule and the pricing remained within the proposed budget. Deepthi Varma seconded the motion. All four BOD members in attendance agreed.
- VIII. Next Meeting Date. To be determined.
- IX. Adjournment. Danny Gilliland made a motion to adjourn and Deepthi Varma seconded. All four BOD members in attendance agreed and the meeting was adjourned at 7:46pm.

Minutes taken and respectfully submitted by Mark Olson.