

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

Date: December 5th, 2019
Time: 6:00 pm
Location: Center State Bank
4100 NW 37th Place
Gainesville, FL 32606

Attending: Laura Butler
Fred Pruitt
Mark Olson
Danny Gilliland
Deepthi Varma

Others Present: Daniel & Anne Marie Knauf, Hua Li & Wensheng Jin, Robert & Fern Musselwhite, Stephanie Olson, and Maria A. Ramirez, CAM, Cornerstone Property Solutions of North Central Florida, Inc.

- I. Laura Butler called the meeting to order at 6:06 pm.
- II. Approval of Minutes. The Minutes of the November 11th, 2019 Board of Directors (BOD) meeting were presented. Fred Pruitt made a motion to accept the Minutes as written and Danny Gilliland seconded. All of the BOD members agreed to accept the Minutes as written.
- III. President's Report. Laura Butler welcomed all of the homeowners.
- IV. Financial Report. Maria Ramirez quickly reviewed and answered questions about the financial statements.
- V. 2020 Budget Adoption. Maria Ramirez noted that her review of the Statues requires that changes to the Reserve Accounts requires Homeowner approval. She suggested that since a quorum was not present and a rate increase was not proposed, the BOD could roll over the existing budget until the Homeowners Meeting scheduled for February 11th at 6:00 pm. Fred Pruitt moved to roll over the existing budget until the Homeowners Meeting scheduled for February 11th at 6:00 pm and Deepthi Varma seconded. All BOD members agreed.
- VI. Old Business. Further discussion on the Retention Pond Reserve Account resulted in a recommendation that the proposed cap be established at \$10,000 and the remaining \$3,560 be used to establish the new Contingency Reserve Account. All five BOD members agreed to propose this recommendation to the Homeowners for approval at the February 11th meeting.
- VII. New Business.

- a. Fining Committee. Two members of the original Fining Committee have left the Greystone neighborhood. The BOD members decided to recruit replacements so the members could receive training and be prepared to convene if required.
 - b. Nominating Committee. The two BOD members whose terms expire this year have graciously volunteered to seek reelection at the next Homeowners meeting. Others wishing to volunteer may do so at the meeting.
- VIII. Annual Homeowners Meeting Date: February 11th at 6:00 pm.
- IX. Adjournment. Fred Pruitt made a motion to adjourn and Mark Olson seconded. All five BOD members agreed. Laura Butler adjourned the meeting at 7:38 pm.

Minutes taken and respectfully submitted by Mark Olson.