

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

Date: May 11th, 2021  
Time: 6:00 p.m.  
Location: Zoom Meeting

Attending: Laura Butler  
Fred Pruitt  
Mark Olson  
Deepthi Varma  
Daniel Knauf

Others Present: Robert & Fern Musselwhite and Jason Butler

- I. Laura Butler called the meeting to order at 6:06 pm.
- II. Approval of Minutes. The Minutes of November 17, 2020 BOD meeting were presented. Laura Butler made a motion to accept the Minutes as written and Fred Pruitt seconded. All five BOD members agreed to accept the Minutes as written.
- III. President's Report. Laura Butler welcomed all the participants and provided background information on the process the Board of Directors employed to improve services and reduce costs related to services provided by Cornerstone Property Solutions of North Central Florida, LLC. Fred Pruitt and Daniel Knauf detailed the process used to identify and evaluate prospective vendors. In addition to Cornerstone, four other companies were evaluated on factors including cost, responsiveness, and recommendations of existing customers in neighborhoods similar to Greystone in terms of size and managed amenities.
- IV. Old Business: Entropic submitted an updated proposal for quarterly maintenance of accent lighting. Since their past service had been questionable, Daniel Knauf made a motion to terminate their contract and Deepthi Varma seconded. All five BOD members agreed.
- V. New Business.
  - a. Vote on Motion to terminate contract with Cornerstone Property Solutions of North Central Florida, LLC. Laura Butler made the motion to terminate and Deepthi Varma seconded. All five BOD members agreed.
  - b. Vote on motion to enter into a new management contract, either with Guardian Association Management, LLC or Vesta Property Solutions. Daniel Knauf made a motion to notify Guardian Association Management, LLC of our decision to retain their services as soon as the legal review of their contract has been completed and Fred Pruitt seconded. All five BOD members agreed.

- VI. Comments and Announcements
  - a. Plan of action for the transition. Laura Butler, Mark Olson and one homeowner manage the transition. Fred arranges with Peter Foch for the legal review. Laura Butler contacts Guardian to notify them.
  - b. Planning for the Annual Meeting. Laura Butler suggested we start planning for the July timeframe.
- VII. Adjournment. Mark Olson made a motion to adjourn and Daniel Knauf seconded. All five BOD members agreed. Laura Butler adjourned the meeting at 7:02 p.m.

Minutes taken and respectfully submitted by Mark Olson.