

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

Date: May 7<sup>th</sup>, 2018  
Time: 6:30 p.m.  
Location: Center State Bank  
4100 NW 37th Place  
Gainesville, FL 32606

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

Others Present: Leland Hill, Scott Koppel, Stephanie Olson, and  
Maria A. Ramirez, CAM, Cornerstone Property Solutions of North  
Central Florida, Inc.

- I. Laura Butler called the meeting to order at 6:34 pm.
- II. Approval of Minutes. Copies of the Minutes of January 17, 2018 BOD meeting were presented, Fred Pruitt made a motion to accept the minutes as written and Danny Gilliland seconded. All five BOD members agreed to accept the minutes as written.
- III. President's Report:
  - a. Laura discussed the work she has been doing with Maria to update the webpage and make the site more useful to homeowners. She also indicated that despite efforts to increase usage only a few homeowners have visited the site.
  - b. Laura reported the signs required to mark the Conservation Management Areas had been delivered and installed.
  - c. Laura identified repairs required for Common Area Fences. Maria said she would start soliciting bids for the project.
- IV. Manager's Report: The Manager explained the financial documents provided at the meeting.
- V. New Business:
  - a. Invasive Species Estimate came in higher than the amount budgeted. After discussion, the BOD members recommended the scope be reduced to stay within budget.
  - b. Update Architectural Guidelines
    - i. Mailboxes - Laura Butler identified that one recently installed mailbox was brown rather than black and asked the Architec-

tural Review Committee to consider changes to processes and/or written guidelines that would ensure all future mailboxes installed would be black. Maria will have information on where to purchase new or replacement mailboxes on the HOA website.

- ii. Trees - The Architectural Review Committee was also asked to review processes and written guidance related to trees (primarily winged elms) planted in the boulevards within Greystone.
- c. Speed Bumps. Laura Butler's research on slowing vehicles entering Greystone from NW 39th Ave revealed that rules regarding the placement of speed bumps or humps make them ineffective as a solution and the cost would also be prohibitive.

VI. Old Business:

- a. Builders' Sign. The President relayed homeowners' concerns that the Builders' sign at the Greystone entrance restricted views of approaching traffic on both the sidewalk and street. The BOD contacted the principal builder to remove the safety issue and received a commitment to move the sign.
- b. Perennials. Mark Olson and Laura Butler visited several nurseries and big box garden centers and selected or ordered the best value assortment of perennials.
- c. Construction Concerns. Apparent foundation issues with one house was raised as an issue to be monitored.

VII. Next Meeting Date. To be determined.

VIII. Adjournment. Fred Pruitt made a motion to adjourn and Danny Gilliland seconded. All five BOD members agreed.

Minutes taken and respectfully submitted by Mark Olson.