**WATERLEAF HOMEOWNERS ASSOCIATION**

**BOARD OF DIRECTORS MEETING MINUTES**

**August 27, 2015**

**Call to Order**

Meeting of Waterleaf Homeowners Association Board of Directors called to order by, President, Leslie Pragasam. August 27, 2015 6:30 PM at Waterleaf Elementary School Library.

**Roll Call**

Roll call of Board of Directors conducted by Association President, Leslie Pragasam. Board members present: Leslie Pragasam, Mitchell Chin, Jennie Muniz, Ruth Johnson. A quorum of the board was established.

Proof of Notice of Meeting – confirmed

President introduced Guest Presenter, Kevin Flanagan of Envera Systems. Service provided by Envera is active video surveillance system for the pool area. Monitoring system is located in Sarasota, FL.

President opened the floor to residents. Several new homeowners were present and offered to join committees where needed. They were asked to provide their contact information following the meeting.

President’s Report: JSO patrol reports list no report of crimes with exception of 2 vehicle break-ins; both to unlocked vehicles

Association Manager Report: Introduction of new Manager, James Powell. Drive-by inspections performed by James and Shelby. Inspection report submitted. Culvert proposal in the amount of $59,967.50 received from Metric Civil Constructors.

No Committee Reports

June meeting minutes were not presented or approved

Financials were not presented or discussed

**Unfinished Business**

* **Erosion banks/culverts – tabled for an additional bid**

**New Business**

* **Vending Machine – motion by Ruth Johnson to approve Coke Vending machine for the amenity center – Second by Mitch Chin, who will also follow up with Coke**
* **Set 2016 Budget/Annual meeting date – Date set for 11/5/15 at 6:00 PM**
* **James to secure bids for security cameras, pool staff, pool and janitorial, landscape**

**September Waterleaf HOA Board of Directors Meeting set for 9/24/2015**

Meeting adjourned by Leslie Pragasam at 8:40 PM

Minutes submitted by

Ruth Johnson, Secretary