

WATERLEAF HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting

Please be advised that a meeting of the Board of Directors of Waterleaf Homeowners Association will be held:

Thursday August 18, 2016

6:00 PM

Waterleaf Elementary Media Center

Waterleaf Blvd.
Jacksonville, Florida

Agenda

1. 6:13am Call to Order
2. Establishment of Quorum – Introduction of Officers
3. Proof of Meeting Notice established
4. MOTION made by Mike to approve June minutes, SECONDED by Jennie and approved unanimously.
5. Sargent Baker presented regarding recent home invasion and car break-ins
 - a. Recommended homeowners secure cars and homes as these are soft targets
 - b. Recommended Next Door app
 - c. Call Non-emergency number anytime if you see something suspicious (630-0500)
6. President's Report
 - a. Replaced waste cans
 - b. Replaced damaged kiddie pool netting, requested bid for remaining netting
 - c. Handyman to repair dock
 - d. Cable canopy repaired
 - e. Shower chains and pool gate repaired
7. Association Manager's Report
 - a. Introduction of New Manager – Wanda Sloan
 - b. Protection 1 to replace camera August 24
 - c. She has heard great reports continuously about Vesta monitors
 - d. Added fire ant protection to B&B schedule

- e. Dissatisfaction with landscaping, Enhancement committee to look into alternatives
8. Committee Reports
- a. Standards – Lori requested homeowners stay after meeting to discuss. Letters went out and committee to set next fining hearing
 - b. ARB – we need members as we don't have enough for this committee.
 - c. Enhancement – Led up by Susan Peters and Sue Junkins
 - i. Yard of month to make an appearance soon – fines from standards committee to fund this
 - ii. Board recommended clean up day
 - iii. ACTION ITEM: Susan and Sue to research and recommend to Board some neighborhoods with nice landscaping to get some new proposals for the upcoming budget meeting
9. Unfinished Business
- a. Wanda to dig up proposals for tree trimming against brick wall, residents didn't respond to letter to do it themselves
 - b. Wanda to research if handyman's previous proposal on painting caps only included wall, if so then to get another proposal for remaining caps inside neighborhood
10. New Business
- a. Delinquent Accounts
 - i. LM Funding sent report that \$90k was paid to HOA in 2015. Wanda and Jennie to research if that is correct
 - ii. Currently only \$50k of dues are owed (30 days) with \$143k in total for principal. The remaining \$50k is interest and late fees. Jennie MOTIONED that the Board allows amnesty period to homeowners that if principal balance paid by 10/28/16, then late fees and interest will be waived. Mike SECONDED motion and it passed unanimously. Wanda to send out letters to those designated on outstanding list that haven't already been sent to LM Fund previously.
 - b. 2017 Vendor Contracts – Wanda to create a schedule of all contracts so we can be sure we are reviewing timely before expiration (Jennie to help)
 - c. Set 2017 Budget / Annual Meeting Date – set date of NOVEMBER 10, 2016 to be held at Waterleaf Media Center
 - d. Questions from Homeowners – Three minutes per resident
 - i. Vida – wants to start up neighborhood watch again. See her if interested.

- ii. Issues with the ponds – ACTION ITEM: Wanda to get with Aquatic Systems to check ponds and stock for Carp
- iii. Robert (Teri's husband) mentioned an incident on Sunday at pool regarding pool attendant not enforcing rules. ACTION ITEM: Wanda to get with Vesta to ensure situation doesn't happen again. Board recommended if homeowners see anything in neighborhood, pool, or park that they alert Board (or JSO) immediately.
- iv. Resident requested if we could allow homeowners to speak in beginning of meeting instead of end. Board decided to put at the end in case the questions were answered during the meeting. Board recommended that town hall meeting be set up for residents where they can accumulate grievances and have one liaison to report to the Board.

11. Adjournment 7:56pm