
Waterleaf HOA

12234 Waterleaf Boulevard
Jacksonville, FL. 32225

BOARD MEETING MINUTES

Date: Thursday, June 8, 2017

Time: 6:00 pm

Location: Waterleaf Amenity Center

Directors Present:

President – Mike Lee

Treasurer – Ruth Johnson

Secretary- Justine Wadyko

Others Present:

Property Manager – Elle Newbold-Semenov

District Manager – Daniel Cobreiro

Meeting Minutes

I. Call to Order and Establish Quorum

Meeting was called to order at 6:01 p.m. and Quorum was established with 3 directors present in person.

II. Proof of Notice

Notice was posted 48 hours in advance at the entrance of the community and on the Facebook page and website.

III. Approval of 2 Previous Board Meeting Minutes

Motion: To approve May meeting minutes.

Motion Made: Mike Lee, President

Motion Seconded: Justine Wadyko, Secretary

All in favor: Motion passes.

IV. Reports

E. Newbold-Semenov presented manager's report on budget, delinquent accounts, violations and vendor concerns. CAM discussed delinquency decrease by 18 homes. Additionally, she sent 87 violations since the previous meeting. These included 19 fines, 18 of which were upheld by the standards committee.

V. Old Business

N/A

VI. New Business

CAM introduced the items on the new business schedule. CAM has submitted a request for proposal to Yellowstone, Rockaway and Beach River Landscaping. Bids are due June 15th. Yellowstone has provided a bid for sod replacement. CAM is reviewing applicant for both the pool monitor and ACD position. The following motion was made.

Motion: Increase amenity area rental fee to \$50.

Motion Made: Ruth Johnson, Treasurer

Motion Seconded: Justine Wadyko, Secretary

All in favor: Motion passes.

- Board asked CAM to:
 - Create a password protected page for meeting minutes
 - Email minutes prior to meeting
 - Follow up with Sgt. Baker about white escalade parked on Briarcreek.

VII. Adjournment

Motion to adjourn the Meeting: by Ruth Johnson, Treasurer

Motion Seconded: Mike Lee, President

All in favor: Motion passes.

Meeting adjourned at 7:10 p.m.

Minutes Drafted by:
Elle Newbold-Semenov, L-CAM
Property Manager
Respectfully submitted to the Board of Directors