
Waterleaf HOA

12234 Waterleaf Boulevard
Jacksonville, FL. 32225

BOARD MEETING MINUTES

Date: Thursday, August 10, 2017

Time: 6:00 pm

Location: Waterleaf Amenity Center

Directors Present:

President- Michael Lee

Vice President – Senh Kelly

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 6:05 p.m. and Quorum was established with all directors present in person.

II. Proof of Notice

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

III. Approval of Previous Board Meeting Minutes

Motion: To approve June meeting minutes.

Motion Made: Ruth Johnson, Treasurer

Motion Seconded: Senh Kelly, VP

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 number of 233 homes down 23 from last meeting. 76 were delinquent only for July. 13 are with LM Funding, 56 with Alliance (4 paid in full expected with July's monies). The remaining 88 were small balances of unpaid late fees and interest.

CAM sent 87 violations since last meeting.

V. Old Business

N/A

VI. New Business

CAM introduced the items on the new business schedule. Board reviewed submitted landscaping proposals from Yellowstone. CAM submitted pricing for relocation of one camera to playground to view backflow preventers and a new high-powered camera to monitor the dumpster area. Board tabled pool monitor schedule for next year as well as camera proposal pending figures. The following motions were made:

Motion: Begin Yellowstone proposed chemical application

Motion Made: Ruth Johnson, Treasurer

Motion Seconded: Justine Wadyko, Secretary

All in favor: Motion passes.

Motion: Allow the Social Committee a budget of \$250 a month.

Motion Made: Michael Lee, President

Motion Seconded: Justine Wadyko, Secretary

All in favor: Motion passes.

- Board asked CAM to:
- Have Yellowstone provide a “phasing plan “ for sod installations
- COJ to determine if coquina boulders can be place on exit easement to deter vehicles from turning there and destroying turf
- Enhancement Committee requested budget of \$2000-\$2500

Adjournment

Motion to adjourn the Meeting: by Ruth Johnson, Treasurer

Motion Seconded: Justine Wadyko, President

All in favor: Motion passes.

Meeting adjourned at 7:23 p.m.

Minutes Drafted by:

Elle Newbold-Semenov, L-CAM

Property Manager

Respectfully submitted to the Board of Directors