

Cornerstone At Watermill

Minutes of the Board of Directors Meeting

May 23, 2018

The Cornerstone At Watermill Board of Directors meeting was called to order May 23, 2018 at 7:01 pm by Victor Harris, President.

Board members in attendance were Victor Harris, President, Robyn Robinson, Secretary; Pat Lafata, Treasure. Olivia Fitch, PMSI was unable to attend due to a mandatory meeting.

The minutes from the April 26, 2018 meeting were reviewed and Victor Harris made a motion to approve the minutes, Pat Lafata second the motion, and all voted in favor.

Old Business:

Roof Repairs: Victor Harris made a motion to table Roofing Repairs until further information is obtained on potential roofing companies to do an updated roof inspection. Robyn Robinson second motion and all voted in favor. Victor Harris will follow up with Triton Roofing for cost of roof inspection and possible presentation to HOA Board.

Tree Trimming- Victor Harris made a motion to table further discuss on Tree Trimming proposals until the Board has obtained information on legal proxy signatures from the attorney's office. Pat Lafata second the motion and all voted in favor.

Additional Parking- Victor Harris made a motion to table further discussion of additional parking until all other issues in the community have been resolved. Robyn Robinson second the motion and all voted in favor.

HOA Certification for New Board Members- Robyn Robinson made a motion that all Board members will complete the HOA certification course by Sept 1, 2018. Victor Harris second the motion and all voted in favor.

Stucco Sampling/Report- There was discussion as to the need for stucco sampling versus a general report of the stucco condition in phase I. It was brought to the attention of the Board, via email from the attorney's office, that an investigation of the stucco had not been started. A motion was made by Victor Harris to table discussion of the stucco until previous information including reports, minutes, builder's warranty information could be obtained. Pat Lafata second the motion and all voted in favor.

Gutter Cleaning- Victor Harris made a motion to table gutter cleaning until the next pressure washing is done. There are no apparent issues with gutter drainage, at this time. Pat Lafata second the motion and all voted in favor.

TDA Landscaping- a proposal was presented to the Board from Victor Harris for completion of the landscaping to the entrance of Phase II. This included flowers and shrubbery. Robyn Robinson made a motion to table further additional landscaping proposals until the previously contracted mulch is laid and the annuals planted. Victor Harris second the motion and all voted in favor

New Business-

Financial Audit- There was discussion about the need for a financial audit of Cornerstone and Cornerstone South at Watermill HOA and Management. Victor Harris made a motion to table the discussion until details of cost could be obtained from a CPA firm. Robyn Robinson second the motion and all voted in favor.

The next Board of Directors meeting for Cornerstone will be determined at a later date.

A motion was made by Victor Harris to adjourn the meeting at 8:33 pm. The motion was second by Robyn Robinson and all voted in favor.

Robyn Robinson

Secretary

Board of Directors Cornerstone of Watermill

May 23, 2018

Attachments:

Attendance Roster for May 23, 2018

TDA Proposal for completion of landscaping to Phase I entrance



904-662-5400
3498 Worthington Oaks Dr
Orange Park, FL 32065

Landscape Proposal

Verigated Ginger	3 gallon	60 each
Ti Plants	3 gallon	55 each
Juniper	3 gallon	10 each
Pine Straw	per bale	45 each

This pricing includes all prep work, removal, materials, dump fees and labor. The charge for this service will be \$2,710.00.

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Board of Directors Meeting

May 23, 2018

Attendance Roster

	<u>Name</u>	<u>Address</u>
1.	Erle PENN	8645 VFD
2.	PATRICIA LAFATA	8637 TOWER FALLS DR.
3.	Karen Ryder	8615 Victoria Falls Dr.
4.	Victor Harris	8661 Tower Falls Drive
5.	LEWIS LEUI.	8607.
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