

# WATER MILL

MASTER ASSOCIATION, INC.  
Board of Directors Meeting Minutes  
January 23, 2024  
Watermill Amenity Center  
9351 Argyle Forest Blvd, Jacksonville, FL 32244

**CALL TO ORDER:** President Articia Burrell called the Board Meeting to order at 6:30pm

**PROOF OF NOTICE:** In accordance with the Association governing documents this meeting was noticed by a post at the Amenity Center along with a post on the website.

**QUORUM:** Board members present; Articia Burrell, Jon Lynch, Darren Holsey, and Sandra Howard. Dave Manning was absent. Moses Harrison Amenity Center manager was also present.  
In attendance from Leland Management – Mike Carozza, LCAM, and Ash Smith Div. V.P.

**APPROVAL of Prior Board Meeting Minutes:**

- a. Approval of the September 12, 2023, Board Meeting minutes; Jon Lynch made a motion to approve as presented. Seconded by Darren Holsey. All in favor, the motion passed.

**NEW BUSINESS:**

- a. Approval of Amended Rules and Regulations

After a discussion by President, Articia Burrell, and Board members the Board decided to Table the approval of the amendment to the next Board meeting due to lack of 14-day re-notice per Atty. Jim Roche.

- b. Approval of Wavier Requests

Darren Holsey made a motion to approve 1319011001 Jon Lynch seconded the motion. The motion included to deny the interest payments and late fee of \$94.73. All in favor.

Jon Lynch made a motion to approve 1319129901 Darren Holsey seconded, All in favor, motion passed.

Darren Holsey made a motion to approve 131905631 Sandra Howard seconded. All in favor, motion passed.

**All Passed except \$94.73 waiver denied – Motion – Darren/ Second – Jon/ All in favor**

<u>Homeowner</u>	<u>Bal Due Total</u>	<u>Notes</u>
8650 Tower Falls 1319011001	Pmt. Plan \$2,758.58 \$2,758.58 - passed	\$94.73 waive - denied
8655 Tower Falls 1319129901	NSF Fees - 2024 Assessment \$0.00 - passed	
9165 Prosperity Lk 131905631	Move to Lien Foreclosure \$2,165.40 \$2,165.40 - passed	

- c. Review/Ratify Misc., Proposals/Invoices

Invoices for Yardnique for \$1412 and CBUSS for \$1453.94. A motion to approve was made by Darren Holsey, seconded by Sandra Howard, all in favor, the motion passed.

A motion to approve the CBUSS invoice of \$2103.86 was made by Jon Lynch, seconded by Darren Holsey, all in favor the motion passed.

A motion to approve a Fast Signs estimate of \$2428.75 was made Darren Holsey and seconded by Sandra Howard, all in favor the motion passed.

A motion was made by Darren Holsey to purchase a new John Deere golf cart, the cost “not to exceed” \$20,000. Jon Lynch seconded, all in favor, the motion passed.

A motion was made by Darren Holsey to approve the purchase of cameras and equipment from IAS for \$5167.45, Jon Lynch seconded, all in favor, the motion passed.

A motion was made by Jon Lynch to Table the discussion and vote on off-duty security. Darren Holsey seconded, all in favor, the motion passed.

Covenant enforcement documents and committee members discussion and vote were not brought up by the Board, will be on the Agenda for the next Board meeting.

**OPEN FORUM: 3 Minute Rule**

**ADJOURNMENT:** There being no further business, a motion was made by Darren Holsey to adjourn, seconded by Sandra Howard, all in favor, the meeting adjourned at 7:31 pm.

Respectfully submitted by:

Mike Carozza, LCAM, Leland Management

