

WATER MILL

MASTER ASSOCIATION, INC.
Board of Directors Meeting Minutes
March 12, 2024
Watermill Amenity Center
9351 Argyle Forest Blvd, Jacksonville, FL 32244

CALL TO ORDER: President Articia Burrell called the Board Meeting to order at 6:32pm

PROOF OF NOTICE: In accordance with the Association governing documents this meeting was noticed by a community-wide mailing, 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 and Dave Manning. Moses Harrison Amenity Center manager was also present.
In attendance from Leland Management – Mike Carozza, LCAM.

The Board wanted it noted in the minutes that the golf cart that was approved to purchase “not to exceed” \$20,000 was purchased and delivered for \$9,084.99 from Tractor Supply Co.

APPROVAL of Prior Board Meeting Minutes:

- a. Approval of the January 17, 2024, Board Meeting minutes; Darren Holsey made a motion to approve as presented. Seconded by Sandra Howard. All in favor, the motion passed.

NEW BUSINESS:

a. Approval of Amended Rules and Regulations

Darren Holsey made a motion to approve the Amended Rules and Regulations with changes. Seconded by Jon Lynch. All in favor, the motion passed.

b. Approval of Wavier Requests and Liens

No wavier requests

Jon Lynch made a motion to ratify the McCabe-Ronsman Collection Lien for 9753 Woodstone Mill. Darren Holsey seconded. All in favor, the motion passed.

c. Atty’s Enforcement Docs (letters) and Fining Committee (covenant enforcement)

A motion was made by Jon Lynch to approve the enforcement documents (Atty letters) with an addition of a Final Notice (2nd notice) to be added. Seconded by Darren Holsey. All in favor, the motion passed.

A motion was made by Darren Holsey to appoint Robert Atkinson and Shawna Locher to the fining committee. Seconded by Sandra Howard. All in favor, the motion passed.

d. Review/Ratify Misc., Proposals/Invoices

A motion to approve the IAS estimate to purchase and install a card reader was made by Darren Holsey. Seconded by Sandra Howard. All in favor, the motion passed.

A motion to approve six CBUSS invoices, 1164, 1165, 1167, 1232, 1233, 1235, all for the pool for the amount of approx. \$24,127.00 was made by Darren Holsey, seconded by Jon Lynch. All in favor, the motion passed.

OPEN FORUM: 3 Minute Rule

ADJOURNMENT: There being no further business, a motion to adjourn was made by Dave Manning. Seconded by Darren Holsey. All in favor, the meeting adjourned at 7:35 pm.

Respectfully submitted by:

Mike Carozza, LCAM, Leland Management