

**MEETING OF THE BOARD OF DIRECTORS OF  
WATERSTONE MASTER ASSOCIATION, INC.  
April 24, 2017**

The April 2017 meeting of the Waterstone Master Association, Inc.'s Board of Directors was held at the Waterstone Clubhouse at 4002 Waterstone Way in Homestead, FL. Mark Reyes called the meeting to order at 7:03 pm.

Present from the Board of Directors were: Mark Reyes, Xavier Lauzurique, Manny Villate and Garnet Esters (arrived at 7:07 pm). Jose Morin was absent.

Also present was Jeanne Sherwood of Alton Madison Property Management.

President's Report – The Chair, Mark, welcomed the Board members, guests, and homeowners that were present. He thanked everyone for coming out this evening.

Secretary's Report – The prior regular meeting minutes were reviewed.

Motion by Manny and seconded by Xavier to accept and approve the **February 27, 2017** regular meeting minutes and **March 27, 2017** cancellation memo as presented. Motion passed unanimously by those present.

Treasurer's Report – The **March 2017** Financial Statements and reports were presented and reviewed. The cash position, bank reconciliations, outstanding checks and reserve account position were reviewed. It was noted for the record that original bank statements were available for review.

Motion by Manny and seconded by Xavier to approve the **March 2017** financial statements and reports with one change – computer expense should be reclassified as office expense and not printing/supplies. Motion passed unanimously by those present.

Manny questioned why the operating account balance was so high. This will be researched by property manager.

Clubhouse Manager's Report – The Manager's report was presented. The following highlights were discussed:

- 1) New board member – Phil Sierra is no longer on the board of Stonebrook. New Stonebrook President, Jose Morin, is now on the Master board. Motion by Manny and seconded by Xavier to obtain new bank signature card. Motion passed unanimously by those present.
- 2) Movie Night – Sing – was held on March 31,
- 3) Easter Event – was held on Saturday, April 1, 1:00 - 4:00 pm. The event had a great turnout.
- 4) Clubhouse Holiday Hours – extended Holiday closure was discussed. Jeanne will research if gym access only can be accommodated with N-star system while the clubhouse is closed.
- 5) Gym Wi-Fi – Mark is working on this.
- 6) Pending projects include pool deck concrete repairs, pool deck patching / painting, and pressure cleaning playground.

Committee Reports

Executive Committee – no report

Human Resource Committee – no report.

Social & Event Committee – no report

Unfinished Business:

Concrete Monument Signs were discussed. Proposals from Swank General Contractors Inc. and Hurricane Design & Construction Inc. were reviewed. Motion made by Manny and seconded by Xavier approving up to \$15,000.00 for 2 concrete monument signs installed by Swank General Contractors to be paid from Marquis Signage and Common Area Reconfiguration reserve accounts. Motion passed unanimously by those present. Board asked if permit was still valid and also requested that a 90 day job completion timeframe be included in the contract.

Front desk area – this project is on hold.

Landscaping – Clusia hedge trimming, Coconut palm trimming and Fishtail palm fertilization is complete.

2016 Accountant's Review Report - motion made by Xavier and seconded by Garnet approving report. Motion passed unanimously by those present.

Website – board input was requested. The board is happy with the current vendor and does not wish to review additional proposals at this time. The only update requested is that the Master meeting minutes be added to the website; this is in process.

Clubhouse door push-bars – 2 proposals from David's Lock and Key were reviewed. Motion made by Xavier and seconded by Manny approving proposal in the amount of \$1,550.00. Motion passed unanimously by those present.

New Business:

Pool Security – Spring Break and Summer - there were 4 incidents over Spring Break with people entering the pools between 10:30 pm – 2:00 am. Neighbors in Floridian Bay Estates called HPD but officers did not respond. Security was discussed and Board requested proposal from Elite Investigation for summer security for 3 months, hours 10:00 pm – 2:00 am, and varying days. Proposal will be requested and reviewed at the May meeting. Manny also offered his gate 800 # for residents to report problems.

Pool deck tree trimming and landscaping refurbishment – proposals from Green Wise Group were reviewed. It was noted for the record that Green Wise Group is owned by Jeanne Sherwood and her husband. Motion was made by Garnet and seconded by Xavier approving proposal for trimming in the amount of \$880.00. Motion passed unanimously by those present. Motion was made by Garnet and seconded by Xavier approving proposal for landscape refurbishment in the amount of \$2640.00. Motion passed unanimously by those present. Proposal for landscape refurbishment in front of clubhouse (replacing Fountain Grass) is pending.

Gym Equipment – Manny reported that the old elliptical machine (not Precor brand) makes a loud noise and should be replaced. Motion made by Garnet and seconded by Xavier approving up to \$8,000.00 to purchase a new Precor elliptical machine with arms from operating account. Old machine should be donated if possible. Motion passed unanimously by those present.

Xavier mentioned that pool deck furniture should be inspected and repaired as needed.

Garnet suggested replacing current clubhouse television with a larger television (up to 90”) as well as installing speakers in ceiling if possible. Proposals will be obtained. Garnet will also bring list of charities to donate old television for the board to review.

Manny will be holding a Boy Scout Carwash at the clubhouse in May – date to be determined.

A motion was made by Manny and seconded by Garnet that the **next meeting of the Board of Directors would be held on Monday, May 22, 2017 at 7:00 PM at the Waterstone Grand Clubhouse on 4002 Waterstone Way** unless otherwise re-scheduled and posted. Motion passed unanimously by those present. Notice needs to be posted accordingly at the Community Bulletin Board.

Adjournment

A motion was made by Manny and seconded by Garnet to adjourn this meeting. Motion passed unanimously by those present. Meeting adjourned at 8:00 PM.

Respectfully submitted,

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Mark Reyes, President

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Garnet Esters, Secretary