

**MEETING OF THE BOARD OF DIRECTORS OF
WATERSTONE MASTER ASSOCIATION, INC.
August 27, 2018**

The August 2018 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 7:13 pm.

Present from the Board of Directors were: Mark Reyes, Xavier Lauzurique and Garnet Esters. Manny Villate and Jose Morin were 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 Garnet and seconded by Xavier to accept and approve the **June 25, 2018** regular meeting minutes as presented. Motion passed unanimously by those present.

Treasurer's Report – The **July 2018** 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 Garnet and seconded by Xavier to approve the July 2018 financial statements and reports as presented. Motion passed unanimously by those present.

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

- 1) Party Rental - January 20, 2018 - there was a level 3 wedding and the renter did not clean according to the contract. Andres Calderon (owner's cousin) was present to discuss the forfeited deposit. Prior meeting minutes and photos were reviewed. Motion by Garnet and seconded by Xavier to return the deposit with check made payable to the property owner. Motion passed unanimously by those present. Future party check lists should be initialed next to each item.
- 2) Elections – will be held on Tuesday, August 28.
- 3) Comcast/AT&T – internet update – AT&T U-verse has been installed. Mark mentioned that according to an AT&T security scan the VPN is vulnerable.
- 4) Level 3 Rentals – owner was not present to discuss concerns with pools closing for level 3 rentals. Level 3 rentals are now being posted on Facebook to notify residents of pool closures.

Committee Reports

Executive Committee – no report

Human Resource Committee – no report

Social & Event Committee – no report

Unfinished Business:

Concrete Monument Signs were discussed. Denika Construction Group proposal was approved at the June meeting (up to \$18,000.00) but has not responded to any emails or phone calls. Additional proposals will be requested.

2017 CPA Review & Tax Return – review is complete and tax return was signed.

Painting of Clubhouse Floors – this project is complete.

Tree Trimming – Green Wise Group has completed trimming of pool and playground areas as well as Clusia Rosea hedge.

New Business:

Replace office carpet – pending proposals. Proposals will also be obtained for tile and / or laminate flooring options.

Paint Clubhouse Interior – pending proposals.

There have been incidents recently of people entering the pools in the middle of the night. Board asked if the DVR can be set to detect motion after 11:00 pm and set off an alarm or notify management.

It was mentioned that the fence is down between the clubhouse and Floridian Bay Estates and needs to be reported to the CDD.

A motion was made by Garnet and seconded by Xavier that the **next meeting of the Board of Directors would be held on Monday, September 24, 2018 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 Garnet and seconded by Xavier to adjourn this meeting. Motion passed unanimously by those present. Meeting adjourned at 7:50 PM.

Respectfully submitted,

Mark Reyes, President

Garnet Esters, Secretary