

**MEETING OF THE BOARD OF DIRECTORS OF
WATERSTONE MASTER ASSOCIATION, INC.
February 26, 2018**

The February 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 7:19 pm.

Present from the Board of Directors were: Mark Reyes, Garnet Esters and Manny Villate. Xavier Lauzurique and Jose Morin were absent.

Also present were Jeanne Sherwood of Alton Madison Property Management; Damian Silva, Kim and Martha of Christ Fellowship; and Curtis Cooper.

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 Manny to accept and approve the **January 22, 2018** regular meeting minutes as presented. Motion passed unanimously by those present.

Treasurer's Report – The **January 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 Manny and seconded by Garnet to approve the **January 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) Combined RAD / Easter Event – scheduled for March 24- 1:00 pm - 4:00 pm.
- 2) 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. The board explained that they could not speak to him without a notarized power of attorney (POA) since he is not the owner. He will attend the March 26 meeting with POA.
- 3) Light pole on side of clubhouse damaged during Hurricane Irma has been replaced.

Committee Reports

Executive Committee – no report

Human Resource Committee – no report

Social & Event Committee – no report

Unfinished Business:

Concrete Monument Signs were discussed. Revised proposal was received from Saul Signs only. Garnet suggested contacting Miami Dade County Small Business Development to obtain additional general contractors and will provide Jeanne with contact information.

Front Entrance New Walkway - SierrasRUs has completed the project including texture. Yellow stripe has been installed on the curb.

Front Entrance Walkway Repairs – project awarded to SierrasRUs and will be scheduled in March (before Spring Break).

Pool Fence Electrostatic Painting – it was the general consensus that painting is not needed and gates should be repainted as needed by Site Maintenance of Berry's Paint.

Hurricane Irma Cleanup – Certified Landscaping has completed installation of ground cover where stumps were removed.

Pool Lights – Pool Solutions completed installation of new LED lights.

Treadmill Repairs (2) – Busy Body Gyms completed the repairs.

2017 CPA Review & Tax Return – Manny presented draft financial statements. Motion made by Manny and seconded by Garnet to approve draft financial statements. Motion passed unanimously by those present. Manny asked about January minutes requesting additional CPA proposals for the future. He explained that he does the prep work only and saves the Association money by doing so. He also stated that there is no conflict of interest. Garnet accepted this explanation.

New Business:

Waterstone 1 & 2 – joint Easter Event with Christ Fellowship Homestead. Curtis was present to discuss his email exchange with Sal regarding a combined event. Christ Fellowship is back at the Waterstone Charter School and would like to promote awareness of their church. They would like to assist with a combined event to be held at the Waterstone Grand by offering volunteers, eggs, sno-cones and popcorn. Motion made by Manny and seconded by Garnet to expand the Easter Event already planned to be held in conjunction with Waterstone 2 Master Association, the CDD and Christ Fellowship Homestead. Due to the amount of people expected, the pools will be closed and the road in front of the clubhouse will also be closed. Jeanne will meet with Damian and Kim for further planning. Flyer will be sent to Curtis for distribution to Waterstone 2 residents.

Swimming Lessons – pending response from insurance carrier.

Prestar Services – new replacement cost valuation was completed for insurance purposes and was available for review.

A motion was made by Manny and seconded by Garnet that the **next meeting of the Board of Directors would be held on Monday, March 26, 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 Manny to adjourn this meeting. Motion passed unanimously by those present. Meeting adjourned at 8:12 PM.

Respectfully submitted,

Mark Reyes, President

Garnet Esters, Secretary