

**MEETING OF THE BOARD OF DIRECTORS OF
WATERSTONE MASTER ASSOCIATION, INC.
June 25, 2018**

The June 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 7:06 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 April 23, 2018 regular meeting minutes as presented. Motion passed unanimously by those present.

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

It was noted that the 2019 budget for tree trimming should be increased to \$3,500.00.

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. No email has been received and Andres Calderon (owner's cousin) was not present to discuss the forfeited deposit.
- 2) Welcome Summer Party – Pizza party was held on June 8 with 18 families attending.
- 3) Comcast/AT&T – internet update – change from Comcast to AT&T U-verse is in process.
- 4) Pool Inspection – Department of Health inspection was done on June 8. There were no issues noted.
- 5) Clubhouse Sunday Hours – it was the general consensus to leave the hours as is and for the clubhouse to close at 8:00 pm on Sundays.

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 Denika Construction Group, Mora United and Saul Signs were reviewed. Motion made by Garnet and seconded by Xavier approving proposal

from Denika Construction Group for the amount up to \$18,000.00 from Marquis Signage and Common Area Reconfiguration reserve accounts. Motion passed unanimously by those present.

2017 CPA Review & Tax Return – in process.

Swimming Lessons – update. There has been no response from the vendor.

Painting of Clubhouse Floors – proposal from Berry’s Paint & Hardware in the amount of \$2,300.50 (same price as 2014) was approved but they are unable to perform the work at this time. The work will be completed by SierrasRUs for the same amount.

New Business:

Tree trimming – 2 proposals from Green Wise Group were reviewed - \$2,305.00 for pool and playground areas and \$1,100.00 for Clusia Rosea hedge. Motion made by Xavier and seconded by Garnet approving both proposals to be paid from operating. Motion passed unanimously by those present.

July meeting – reschedule for July 30? It was the general consensus to cancel the July meeting.

It was noted that the pool timers need to be adjusted as the lights were on at 6:30 pm.

A motion was made by Garnet and seconded by Xavier that the **next meeting of the Board of Directors would be held on Monday, August 27, 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 Xavier and seconded by Garnet to adjourn this meeting. Motion passed unanimously by those present. Meeting adjourned at 7:27 PM.

Respectfully submitted,

Mark Reyes, President

Garnet Esters, Secretary