

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

The November 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. Xavier Lauzurique called the meeting to order at 7:18 pm.

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

Also present was Jeanne Sherwood of Alton Madison Property Management.

President's Report – The Chair, Xavier, 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 Jose to accept and approve the **August 27, 2018, September 24, 2018 and October 29, 2018** regular meeting minutes as presented. Motion passed unanimously by those present.

Treasurer's Report – The **September 2018 and October 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 Jose to approve the September 2018 and October 2018 financial statements and reports as presented. Motion passed unanimously by those present.

Clubhouse Manager's Report – The Manager's report was presented.

- 1) Department of Health - pool inspections were completed 11/19/18 and no repairs noted.
- 2) Santa Visit - Sunday, December 16- 10:00 pm -3:00 pm.
- 3) Pajama Party / Movie Night - Friday, December 21
- 4) Holiday Hours - clubhouse is closed December 24, 25, 31 and January 1.
- 5) New umbrellas have been ordered for the patio.
- 6) Pressure cleaning is scheduled for the week of December 3.

Committee Reports

Executive Committee – no report

Human Resource Committee – no report

Social & Event Committee – no report

Unfinished Business:

Monument Signs - approved sandblasted signs from Fast Signs. Pending sign be reviewed by email.

Replace office carpet – pending proposals for carpet, tile or laminate flooring options to be reviewed at the January meeting. Work to be scheduled in February.

Paint Clubhouse Interior – pending proposals to be reviewed at the January meeting. Work to be scheduled in February.

Holiday Lighting/Decorations - CDI - in process. Pending timers and decorations to be installed by December 1 per contract.

New Business:

2018 CPA review - Board reviewed the 2018 CPA Engagement from Rolando Leiva, CPA. Motion by Jose and seconded by Garnet approving \$800.00 for the CPA Engagement (review). Motion passed unanimously by those directors present.

A motion was made by Jose seconded by Garnet that the **next meeting of the Board of Directors would be held on Monday, January 28, 2019 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 Jose to adjourn this meeting. Motion passed unanimously by those present. Meeting adjourned at 7:32 PM.

Respectfully submitted,

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Mark Reyes, President

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Garnet Esters, Secretary