

Millhopper Forest Homeowner's Association, Inc.  
Annual Meeting of the Members  
January 20, 2016  
Office of Guardian Association Management  
Santa Fe College Center for Innovation & Economic Development\  
530 West University Avenue, Gainesville, FL 32601  
6:00 PM

Minutes

Location

Office of Guardian Association Management, Santa Fe College Center for Innovation & Economic Development, 530 West University Avenue, Gainesville, FL 32601

Call to Order

The meeting was called to order at 6:22 PM.

Attendance, Roll Call, Determination of Quorum

The roll was taken by sign-in sheet; proxies were certified. There were forty-nine (49) members present; seventeen (17) in person and thirty-two (32) via proxy. A quorum was established. Representatives present from Guardian Association Management were Kelly Burch and Tom Eaton.

Proof of Notice of the Meeting or Waiver of Notice:

Proof of notice of the meeting, a signed notarized affidavit that notice of the meeting was mailed or emailed to all owners, was presented and accepted by consensus.

Reading and Disposal of any Unapproved Minutes

Diana Bright made a motion to waive the reading and approve the minutes of the January 21, 2015 Annual Members Meeting. Tracy Connors seconded the motion and it was approved unanimously.

Reports of Officers

President: Steve Scanlan reported that a new Association management company had been hired effective January 1, 2016 and introduced Kelly Burch and Tom Eaton to the Members. He provided background on Kelly's previous management experience with the community and expressed his sincere thanks to the members of the Committee (Tracy Connors, Sig Freund, Barbara Johnston and Rita Sutherland) that worked diligently to solicit bids, interview and make recommendations throughout the search and selection process.

Secretary: Sig Freund – No Report

Treasurer: Chuck Goad – No Report

Reports of Committees

Tracy Connors thanked the Board of Directors for taking the recommendation of the Committee regarding the selection of the management company.

Election of Directors

An election was held by written ballot. The newly elected 2016 Directors in alphabetical order are: Tracy Connors, David Fox, and Steve Scanlan. Sig Freund and Chuck Goad remain on the Board as their terms did not expire this year.

Over →

### Unfinished Business

- It was noted that the lake is permitted by St. Johns River Water Management District as a detention pond which is what requires the aerator. Steve Scanlan stated that he would check for a wetlands outfall structure which is an overflow structure that allows water to drain once it reaches that point and all wet pond have. Management was asked to check with in with St. Johns Water Management District on the issue.
- The signs at the front entrance are still not in place as discussed at the last Annual Meeting. Management was asked to check with Cornerstone to see if they had been ordered.
- Irregular sidewalk sections that posed potential tripping hazards have been replaced. Management was asked to continue to monitor for future tripping hazards on future inspections.
- A brief discussion focused on the issue of tree limbs from private property growing over the sidewalk. Owners were asked to keep all trees at a 7 foot clearance and keep all hedges adjacent to the sidewalk trimmed straight up so they do not impede the walkway on any sidewalk.

### New Business

- The pond dock that was refurbished and re-stained three years ago by Members David Fox and Tracy Connors, needs to be pressure washed and sealed. It was noted that adjacent property owner Mr. Jack Clark allowed the Association the use of his water and power as the dock was repaired. Similar authorization should be sought, if needed, when future maintenance is planned.
- The walking gate does not self-close.
- Pressure washing is needed on all common area sidewalks, street signs and brick wall. Chuck Goad will provide management contact information regarding person that last completed it based on the outstanding quality of the work.
- The aerator in the pond was not working during management's drive thru prior to the meeting. Management reported that Aqua Plant Control has been contacted to look into the issue.
- There are several trees marked along Millhopper Road for removal. Steve Scanlan reported that he will contact the County to see if they will come out and take them down as it is their responsibility.
- The front entrance landscaping needs some work. Barbara Johnston, Rita Sutherland and Alice Wheeler volunteered to join the Landscape Committee and work with Jeremy to create a plan to beautify the entrance with plants that will look nice and not be well-liked by deer.

### Adjournment

There being no further business, the meeting was adjourned at 7:15 PM.

Respectfully submitted by Kelly Burch, Guardian Association Management

Approval: \_\_\_\_\_