

Bristol Harbour Property Owners Association, Inc.

c/o Guardian Association Management
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Annual Meeting of the Members

April 21, 2018

9:30 AM

Community Picnic Tables

NE 101st Avenue

Earlton, FL 32631

Location

Community Picnic Tables, NE 101st Avenue, Earlton, FL 32631

Call to Order

The meeting was called to order at 9:39 AM.

Attendance, Roll Call, Determination of Quorum

A quorum was established. Representative present from Guardian Association Management was Kelly Burch.

Proof of Notice of the Meeting

A signed, notarized affidavit is included in the meeting packet that notice of the meeting was mailed, or emailed to all Unit Owners.

Election of Directors

David Ling made a motion to appoint Bobby Riesdorff to the Board of Directors. Brett Beckett seconded the motion and it was approved unanimously.

Financial Report

Management reported that the Association had \$16,337.96 in the Operating account with Ameris Bank and \$46,544.70 in the Reserve account with Ameris Bank. The Income and Expense account was reviewed and discussed.

Old Business

Dumpster: It was noted that the dumpster has holes in it and is rusted through at the bottom. Kelly was asked to contact the waste management company and ask to have the dumpster replaced with a new one.

Sprinkler system: Brett reported that there are still areas of the sprinkler system that don't work properly. Bobby and Brett agreed that they would test and repair the areas that did not work and that it was likely a solenoid that was stuck or bad.

Pressure Washing: It was discussed that pressure washing of the buildings and concrete was still needed. Kelly was asked to get updated bids for pressure washing and soft washing. The garages were to be an individual line item that each owner could have done separately if they wanted to.

New Business

- **Passenger Loading/Unloading:** Discussion took place on a location for loading/unloading for boats. It was decided that a notice should go to owners to request that the north side of the boat ramp be left open

for loading/unloading and the south side would be first come, first serve for parking. Additionally, a request be included that everyone use respect and common courtesy.

- Owner Notice: It was suggested that communication be sent to owners twice per year with reminders which include information which includes the name of the Board Members, the ARB Members, the ARB processes along with information regarding parking, pets, how to dispose of large unwanted items, boat protocols and lawn maintenance responsibilities.
- Hedge Trimming: Kelly was asked to have the lawn maintenance company trim the viburnum to a 6-foot height along the road and keep it at that level as part of the ongoing maintenance contract.

Adjournment

There being no further business, the meeting was adjourned at 10:11 AM.

Respectfully submitted by Kelly Burch, Guardian Association Management