

Bristol Harbour Property Owners Association, Inc.

c/o Guardian Association Management
530 West University Avenue, Gainesville, FL 32601
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Annual Meeting of the Members

April 6, 2019

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

Owners present signed in, there were twelve (12) owners present, nine (9) in person and three (3) in person. 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

An election took place and Wes McNair was elected to the Board of Directors.

Financial Report

Management reported that the Association had \$18,234.61 in the operating account and \$53,532.16 in the Reserve account. Vicki Canto suggested planning for reserve maintenance and funding for future items. Bobby explained how the Board budgeted for 2019 and the replacement of the roof and other reserve items recently.

Old Business

N/A

New Business

- **Landscape:** Harry Kennedy requested that the landscape at the front of the units on the north side be addressed as the area is bare. Harry volunteered to research plants for the area and create a task list for the community. Additionally, he noted that there were two or three dead trees on the property line at the corner.
- **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