

Bristol Harbour Property Owners Association, Inc.

c/o Guardian Association Management
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Board Meeting to Set the 2018 Budget

December 9, 2017

9:30 AM

Community Picnic Tables

NE 101st Avenue

Earlton, FL 32631

Location

Relocated to 21128 NE 101ST Avenue due to weather.

Call to Order

The meeting was called to order at 9:31 AM.

Attendance, Roll Call, Determination of Quorum

Board Members present were Brett Beckett, Valerie Mickler and Mike Streeper. 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.

Reading of the minutes of the last meeting, or waiver

Mike made a motion to approve the minutes of the April 28, 2017 meeting minutes. It was seconded by Brett and approved unanimously.

Old Business

Brett reported that the pump and motor had been replaced in the east well. Best Water was needed to service the well and the Health Department would then need to come out and check both wells. The roof over the wells would be replaced the weekend of December 16th, weather permitting. It was suggested that both wells be used and alternated to help prolong the life of the motors. Brett agreed that the breakers should be turned off to switch the use of the wells during the winter and a log should be created to keep track of which well was used.

New Business

- Consideration of the 2018 Budget: The 2018 Budget was discussed and several line items were adjusted. Mike made a motion to approve the budget as amended. Valerie seconded the motion and it was approved unanimously.

- Other: It was noted that there is a drainage issue in front of Units 6 & 7 due to the slope of the land in front of the units. There was discussion of additional landscaping in the area to help with the erosion. Management was asked to work with the landscaper to obtain plans for the area. Additionally, it was noted that the trimming needs to be touched up.

Adjournment

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

Respectfully submitted by Kelly Burch, Guardian Association Management