

The Cottages at Millhopper Forest Homeowner's Association, Inc.
Board of Directors Meeting

November 8, 2017
Millhopper Library
3145 NW 43rd Street
Gainesville, FL 32606
6:00 PM

Minutes

Location

Millhopper Library, 3145 NW 43rd Street, Gainesville, FL 32606

Call to Order

The meeting was called to order at 6:41 PM.

Attendance, Roll Call, Determination of Quorum

Board members present were Penny Bugos, Chuck Goad and Steve Scanlan. A quorum was established. Representative present from Guardian Association Management was Amanda Armstrong. Kelly Burch was present via speaker phone.

Proof of Notice of the Meeting or Waiver of Notice

Management had a signed, notarized affidavit that notice of the meeting was mailed or emailed to all owners. There were questions regarding whether the signs needed to be posted within the community. Kelly reported that statute does not require that signs be posted when notices are mailed to owners. The Board asked that signs be posted for all owners as an additional reminder.

Reading and Disposal of Any Unapproved Minutes

The approval of the minutes was tabled until the next meeting.

Consider and adopt the 2018 Budget:

Management was asked for pricing on mulch provided by Jeremy for front and side yards for budgeting purposes. Kelly reported that Jeremy provided a quote of \$10,535.00 which he estimated at 7 yards per home understanding that some yards would need more and some less. After much discussion, the Board decided by consensus that mulch should be the individual homeowner responsibility and not an Association responsibility. Management was asked to send a letter to all owners alerting them to the need for adequate mulch in beds and that if owners do not do it that the Association would be forced to take action against individual owners.

Amanda presented pricing for pressure washing of the sidewalks, curbs and driveways within the community. The owners present agreed that the price was reasonable, and all owners would benefit from the service. The Board asked management to obtain a proposal from Mr. Mizell and proceed with the lowest proposal as soon as possible. Chuck made a motion to approve the budget as amended. Penny seconded the motion and it was approved unanimously.

Adjournment

There being no further business, the meeting was adjourned at 7:28 PM.

Respectfully submitted by Kelly Burch, Guardian Association Management