

Millhopper Forest Homeowner's Association, Inc.  
Annual Meeting of the Members  
January 31, 2018  
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 6:11 PM.

Attendance, Roll Call, Determination of Quorum

The roll was taken by sign-in sheet; proxies were certified. There were thirty-nine (39) members present; twenty (20) in person and nineteen (19) via proxy. A quorum was established. Representative present from Guardian Association Management was Kelly Burch.

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 to all Members of the Association, was presented and accepted by consensus.

Reading and Disposal of any Unapproved Minutes

Steve Scanlan made a motion to waive the reading and approve the minutes of the January 18, 2017 Annual Members Meeting. Tracy Connors seconded the motion and it was approved unanimously.

Reports of Officers

**President:**

Chuck Goad stated that he had the upmost respect for outgoing Directors David Fox and Steve Scanlan and thanked them for the time and effort that they had put into serving on the Board of Directors over the last number of years.

**Vice President:**

Tracy Connors thanked all homeowners for their involvement during a busy 2017. He praised Chuck Goad for the work he did as President. Tracy applauded outgoing Directors David Fox and Steve Scanlan for their dedication to the Board of Directors and all the work that they put into the community for the many years that they served on the Board. Tracy noted that Alice Patlovich did a wonderful job as a Director for the one year that she served and stated that she will continue to serve as an informal Social Committee, arranging the Wine & Cheese gatherings. He reported that the Association had a very active Nominating Committee with six (6) nominees for the Board. There was a Landscape Committee made up of Penny Bugos, Barbara Johnston and Rita Sutherland, a Social Committee Chaired by Saveela Asaad. A wonderful group of neighbors that came together after Hurricane Irma to cleanup the debris with chainsaws, trailers and other necessary equipment to get the community clear of fallen trees and other large debris. There was a Security Review that was conducted by Ed Osborne, Don & Penny Bugos, Jeff Hyatt and Tracy Connors as well. Tracy noted that in 2018 several Committees would formally be put into place such as the Infrastructure Committee which would investigate the leaking storm water drain pipes causing the depressions under the sidewalks.

### Election of Directors

The election of Directors was conducted by written ballot. The Directors were announced as Penny Bugos with a one-year Term (expires in 2019). Tracy Connors, Rob Edmunds and Gary Jones each with a two-year term (expire in 2020).

### Appointment of Nomination Committee

Tracy Connors, Rob Edmunds, Phyllis Emmel, David Fox, and Marianne Prince were appointed as the Nominating Committee.

### Unfinished Business

- The action items were reviewed and updated, attached.
- Owners present asked if a decision had been made on keeping the gate at the entrance closed always. It was reported that the gate was not designed to be kept closed and the hinges would not sustain being opened and closed with the amount of traffic in and out of the community. Some owners suggested obtaining information on a new design for the gate that would allow for a closed community always.

### New Business

- Management was advised that the lights at both Cottages signs were out and not lighting at night.

### Adjournment

There being no further business, the meeting was adjourned at 7:04 PM.

Respectfully submitted by Kelly Burch, Guardian Association Management