

Millhopper Forest Homeowner's Association, Inc.
Annual Meeting of the Members

May 2, 2018
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 6:18 PM.

Attendance, Roll Call, Determination of Quorum

The roll was taken by sign-in sheet; proxies were certified. There were forty-nine (49) members present; thirty-six (36) via proxy and thirteen (13) in person. 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

Penny Bugos made a motion to waive the reading and approve the minutes of the January 18, 2017 Annual Members Meeting. Rob Edmunds seconded the motion and it was approved unanimously.

Reports of Officers

There were no reports of the Officers.

Reports of Committees

Landscaping Committee: Penny Bugos requested a status on the landscape project behind The Cottages sign. Kelly reported that the issue was on the agenda to be discussed at the Board Meeting to immediately follow the Annual Meeting.

Nominating Committee: Rob Edmunds reported that the Nominating Committee was effective in considering the 2018 candidates for election.

Infrastructure Committee: Tracy Connors reported that an ad hoc Committee had been created which consisted of Rob Edmunds, Sergio Reyes and Steve Scanlan. They had a contractor brought in that used a camera to look at the storm drain pipe in front of 5707 NW 50th Place. They did not see any visible breaks or damage. The sidewalk was removed, fill was brought in, compacted and the sidewalk was replaced. When the sidewalk was removed the contractor saw no evidence of burst or broken pipes and believes that when previous loads of fill were brought in, they were not compacted properly which allowed the fill to settle and create new depressions. The same repair method was used at 4710 NW 58th Street. Tracy thanked Rob, Sergio and Steve for the time, resources and expertise that each of them dedicated to the project.

New Committees: Tracy Connors reported that additional Committees would begin to be more active in 2018, and if elected to the Board of Directors, one of the first items of business would be to move forward with defining and charting Committees such as Architectural Review, Communications, Covenant Review, Infrastructure, Landscape, Nominating, Safety, Security & Emergency Preparedness as well as a Social Committee.

Appointment of Nominating Committee: Volunteers were asked to serve on the Nominating Committee for the 2019 Election of Directors. The homeowners that volunteered were; Rob Edmunds, Tracy Connors, Sig Freund, Rita Sutherland and Terry Wooding. Penny Bugos made a motion to appoint those volunteers named that volunteered to serve on the Nominating Committee. It was seconded by Rob Edmunds and approved unanimously.

Election of Directors

The election of Directors was conducted by written ballot. The ballots were counted by both Kelly Burch and Association Attorney Julie Naim. The Directors were announced as Penny Bugos, Tracy Connors and Rob Edmunds.

Amendment to Articles of Incorporation

The amendment to the Articles of Incorporation failed as approval was needed by a majority (51) of homeowners.

Due to the failure of the amendment to the Articles of Incorporation, the Board of Directors was not increased from three (3) to five (5) Directors. Julie Naim was questioned about the staggering of the terms of the Directors as the documents require which she stated that she would research.

Unfinished Business

- The action items were reviewed and updated, attached.
- There is a depression in the common area across from 5027 NW 57th Terrace. It was likely caused from the boring done by AT&T and the hole was not filled properly. Kelly was asked to reach out to AT&T to see if they will make the necessary repairs.
- Amendments to the governing documents: Julie Naim discussed the amendments to the governing documents and provided examples of amendments that needed to take place; i.e. the requirement for a 30-Day Annual Meeting Notice in the Declaration while the By-laws state that only a 14- Day notice is required. Additionally, the By-laws state that ballots are to be mailed, however, Florida Statute has changed and will require secret ballots in the future. Julie recommends that the documents be amended to allow for secret ballots or proxy voting. She also recommends that the Board discuss electronic voting.

New Business

There was no new business to discuss.

Adjournment

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

Respectfully submitted by Kelly Burch, Guardian Association Management