

Millhopper Forest Homeowner's Association, Inc.  
Board of Directors Organizational Meeting

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

Minutes

Location

Millhopper Library, 3145 NW 43<sup>rd</sup> Street, Gainesville, FL 32606

Call to Order

The meeting was called to order at 6:01 PM.

Attendance, Roll Call, Determination of Quorum

Board members present were Tracy Connors, Chuck Goad, and Steve Scanlan. A quorum was established. Representative present from Guardian Association Management was Amanda Armstrong. Kelly Burch participated via conference call.

Proof of Notice of the Meeting or Waiver of Notice

Management had a signed, notarized affidavit that notice of the meeting had been mailed or emailed out to all owners.

Reading and Disposal of Any Unapproved Minutes

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

Consider and adopt the 2018 Budget

The 2018 Budget was discussed, and all owners had the opportunity to ask questions and address any issues that they had.

- It was noted that there was still tree debris from Hurricane Irma in the cul-de-sac by Tracy's home. Kelly reported that FEMA had come through and picked up much of the large debris and they would be back through but there was no timeline on when. The County provided information that anything that could be put into yard waste containers and bags would be hauled off on yard collection days. Chuck reported that Jeremy provided a price of approximately \$30.00 to haul away the remaining debris. The owners present agreed that it would be best to have the debris removed by Jeremy and not wait for FEMA. Kelly was asked to communicate with Jeremy and make the arrangements.
- Chuck informed owners that the irrigation system watering the common area along 50<sup>th</sup> Place and the large retention pond in The Cottages is hooked to the well that has been funded by The Cottages. A line item was added to budget to help maintain the sprinklers that water those areas and help offset the cost. The cost was calculated based on 7% use of the system. It was also decided that a line item should be added to the Reserves to help offset any Reserve expenses there may be in the future.

Steve made a motion to approve the budget as amended. Tracy seconded the motion and it was approved unanimously.

Other

Chuck reported that there was a depression in the sidewalk near the manhole in front of Tracy's home. Management had O'steen out to look at the depression and they provided two (2) proposals for repair.

One was considered a “patch” and cost \$1,650.00 and the other was extensive and cost \$27,500.00. Chuck met with Ron O’steen onsite and discussed both options after the proposals were received. Management was asked to have at least two (2) other companies look at the issues and provide proposals. Homeowners requested a time to speak with the Association attorney regarding the amendments to the documents prior to Annual Meeting. The Board directed management to check with the attorney and attempt to schedule a meeting for late November or early December.

Adjournment

There being no further business, the meeting was adjourned at 6:39 PM.

Respectfully submitted by Kelly Burch, Guardian Association Management