

Millhopper Forest Homeowner's Association, Inc.
Board of Directors Meeting
December 6, 2018
Bugos Residence
5014 NW 58th St
Gainesville, FL
6:00 PM

Minutes

Location

Bugos Residence, 5014 NW 58th Street Gainesville, FL

Call to Order

The meeting was called to order at 6:00 PM.

Attendance, Roll Call, Determination of Quorum

Board members present were Penny Bugos, Tracy Connors and Rob Edmunds. A quorum was established. Representative present from Guardian Association Management was Kelly Burch.

Consideration of Minutes

Penny made a motion to approve the minutes of the September 19, 2018 Board Meeting. It was seconded by Tracy and approved unanimously.

Security Assessment

Tracy provided an update on where the Association was with a security assessment. Kelly and Tracy met with one company to review the possibility of cameras and would continue to investigate options to present to the Board once additional information had been gathered.

Physical Structure Committee

Kelly reported that she was still working with Sergio to schedule a time to meet onsite to look at the area, however, he had received all of the documents pertaining to the area and related to the flooding.

East Wall Maintenance

Kelly reported that she had a contractor use a chemical on another community that did not work and was in the process of investigating other options for cleaning of the brick wall.

Common Area Wooden Fence Repairs

Proposals for the fence repair and replacement were discussed. Penny made a motion to accept the proposal from J.M. & Associates to repair the fence and remove the vines from the Purcell property for \$800.00 as well as stain the fence with a weather wood stain/sealer. Rob seconded the motion and it was approved unanimously. It was noted that the Purcell's recently completed quite a bit of work in their rear yard and Kelly was asked to convey to Jeremy that only the vegetation necessary to repair and replace the fence be removed.

Landscape Open Items – Comm Areas Upkeep, Beautification

It was reported that Diane Junior, owner of Lot 1 requested that the large Oak tree on the common property abutting her Lot be either taken down or have the large limb hanging over her driveway removed as it constantly drops debris onto the driveway and makes it dirty. The Board agreed by consensus that the tree should not be removed if it is healthy.

Sergio Reyes Property Tree Removal

It was discussed that four large trees were removed from the property with approval from the ARC. The Board was advised that the ARC does have the authority to impose restrictions on owners and require documentation that trees are not healthy when owners provide the reason for removal as "Dead or Dangerous" and that the ARC and require that the property owner plant additional trees on the property. The Board decided by consensus that they would require a letter from an arborist and the property to replant additional trees in the future.

Pond Dock

The Board discussed the option of continuing to bid out the project, however, Penny Bugos, Tracy Connors and John Sutherland volunteered to paint the dock.

Consideration & Approval of the 2019 Budget

The 2019 Budget was discussed with any questions being answered by Kelly. Penny made a motion to approve the 2019 budget as presented. It was seconded by Tracy and approved unanimously.

Other Items & Comments

It was discussed that some homeowners pay their Association fees six months to a year in advance and felt that they should not have to pay the \$2.00 check processing fee as they were paying so far in advance. Penny made a motion to waive the check processing fee for those owners that pay six months to a year in advance. It was seconded by Tracy and approved unanimously.

Adjournment

There being no further business, the meeting was adjourned at 7:22 PM.

Respectfully submitted by Kelly Burch, Guardian Association Management