

Millhopper Forest Homeowner's Association, Inc.
Board of Directors Meeting
February 6, 2019
Santa Fe College
Center for Innovation & Economic Development
530 West University Avenue
Gainesville, FL 32601
5:30 PM

Minutes

Location

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 6:30 PM.

Attendance, Roll Call, Determination of Quorum

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

Consideration of Minutes

Gary made a motion to approve the minutes of the December 6, 2018 and December 10, 2018 Board Meetings. It was seconded by Rob and approved unanimously.

Reports of Officers

There were no reports made by Officers.

Summary of Action Items & Completed Initiatives

- Historic Flooding of Ponding Area No. 3

Sergio Reyes with eda presented information on the flooding of Ponding Area No. 3 which included information that the water table has been saturated by rains received and that properties surrounding the pond would have water on their property with water levels so high. Sergio presented a plan that would include a survey of Ponding Area No. 3 as well some of the properties surrounding it and a proposal to install an overflow drain (as well as coordination with the county) in the area that the temporary pumping took place. The Board directed management to obtain a written proposal from eda for a survey of the pond and an overflow drain.

- Security: Gate System Failure/Replacement

Kelly presented proposals to the Board from Commercial Gates and Electric for a camera system, a retrofit to the current callbox system and an upgrade for the callbox system. The Board requested that the information be sent to Don Bugos for review and recommendation to the Board. Kelly reported that the had been hit and the magnetic strip had been damaged. The cost for the repair was \$130.00 and she had authorized Gainesville Ironworks to proceed with that repair.

Covenant Revision Review

Gary made a motion to have the attorney draft the amendments to the governing documents with the changes recommended at the Annual Meeting and a full "Yes" or "No" vote to the entire document vs. a vote for each amendment or group of amendments. Additionally, he requested that a clean copy of the amendments be sent to all owners with the legal version and a letter from him as the President of the Association. He also suggested that the Board (and any other volunteers that wished to help) set up a grid

system of the community to obtain proxies and ensure that adequate votes are obtained. Rob seconded the motion and it was approved unanimously.

Nomination and Election of Officers

Gary made a motion, Tracy seconded the motion and it was approved unanimously that the 2019 Officers of the Association be listed as below.

President – Gary Jones

Vice President – Tracy Connors

Secretary/Treasurer – Robert Edmunds

Nominating Committee

Gary made a motion to appoint the Nominating Committee as it was in 2018, Rob Edmunds, Tracy Connors, Sig Freund, Rita Sutherland and Terry Wooding. It was seconded by Rob and approved unanimously.

There being no further business, the meeting was adjourned at 8:40 P.M.