

Millhopper Forest Homeowner's Association, Inc.
Board of Directors Meeting
March 6, 2018
Office of Guardian Association Management
530 West University Avenue
Gainesville, FL 32601
6:00 PM

Minutes

Location

Office of Guardian Association Management, 530 West University Avenue, Gainesville, FL 32601

Call to Order

The meeting was called to order at 6:06 PM.

Attendance, Roll Call, Determination of Quorum

Board members present were Penny Bugos, 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 January 31st Board Meeting. It was seconded by Penny and approved unanimously.

Schedule of Annual Meeting

Discussion took place on the history of the community and the need for another Annual Meeting. The Declaration states that a 30-day notice is required, however, the By-Laws state that a 10 to 60-day notice is required. The Association provided a 14-day notice based on Florida Statute which did not meet the 30-day notice requirement in the Declaration and, therefore, a new Annual Meeting was necessary.

Kelly provided dates that meeting space was available at her office and dates that the Millhopper Library was open. Gary made a motion to schedule the Annual Meeting for May 2nd at the Millhopper Library. Rob seconded the motion and it was approved unanimously.

Establish Processes for Elections

The Board stated that they heard the concerns of the owners at the meeting held on January 31st that were upset and concerned that the balloting process had not been adequately explained to them and was confusing. The Board agreed that a new election would be held and that a new ballot would be sent out with a proxy on the same page to help avoid confusion. Additionally, more information and instructions would be included with the notices to owners regarding how to return their proxy and ballot.

Gary made a motion that Association Attorney, Julie Naim, create a limited proxy to include the names of the 3, 2018 Board Candidates as well as the amendment to the Articles of Incorporation to increase the Board of Directors from 3 to 5 Members with a note that the additional Directors will be appointed by the Board (terms to expire 2019) at the meeting held on May 2nd if the amendment is approved by the owners. Penny seconded the motion and it was approved unanimously

There were residents that requested changes in the way that ballots were counted and requested that at least two people count the ballots. Gary made a motion that ballots be counted by a member of the management company and the Secretary of the Association. It was seconded by Penny and approved unanimously.

It was asked whether the Nominating Committee would meet again and if the Association would be notified that they could "put their name in the hat." Rob made a motion to reopen the call for candidates for the 3 Board seats

that would expire at the Annual Meeting. Management was asked to let Tracy know the dates for necessary. Gary seconded the motion and it was approved unanimously.

Rita Sutherland volunteered to serve on the Nominating Committee. Penny made a motion to appoint Rita to the Committee, Rob seconded the motion and it was approved unanimously

Adjournment

There being no further business, the meeting was adjourned at 7:35 PM.

Respectfully submitted by Kelly Burch, Guardian Association Management