

Millhopper Forest Homeowner's Association, Inc.
Board of Directors Meeting
April 18, 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 6:00 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 March 6, 2018 Board Meeting. It was seconded by Rob and approved unanimously.

Change of Lead Manager from Kelly Burch to Tom Eaton

Discussion took place on the possibility in the change of the lead manager for the community from Kelly Burch to Tom Eaton. It was discussed that management felt the need to offer the change in lead managers as it appeared to them that there was a lack of trust, respect and faith that Kelly could manage the community effectively and efficiently. The Board of Directors voiced that believed that there was a breakdown in communication and that they did not wish to see a change in managers. Lengthy discussion took place regarding the fact that Guardian employees do not check emails on the weekends, and alternative methods to reach someone from the company during an emergency. It was noted that two of the Board Members were not aware that there was an emergency maintenance line that was available twenty-four hours a day, seven days a week. The Board acknowledged that it would work on tact and sentiment and would tag urgent messages as urgent to be responded to in a quicker time frame if an issue was needed. Kelly noted that she would reach out to Board and owners to acknowledge receipt of an email if an issue would take some time to resolve. It was suggested that at least once per year, the owners of the Association be sent out the contact information for the emergency maintenance line along with the staff of the company as a reminder.

Depression Under Sidewalk

Rob presented the proposal from Earthworks Solutions to fill in the depression at the sidewalk at 5707 NW 50th Place. It was noted that an additional depression had been reported at 4710 NW 58th Street. Gary made a motion to contact Earthworks Solutions to revise the proposal to submit to the Board to approve via email if the proposal was lower than \$4,800.00.

Adjournment

There being no further business, the meeting was adjourned at 7:03 PM.

Respectfully submitted by Kelly Burch, Guardian Association Management