

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

April 25, 2017

Millhopper Library
3145 NW 43rd Street
Gainesville, FL 32606
6:00 PM

Minutes

Location

Millhopper Library, 3145 NW 43rd Street, Gainesville, FL 32606

Call to Order

The meeting was called to order at 6:02 PM.

Attendance, Roll Call, Determination of Quorum

Board members present were Tracy Connors, David Fox, Chuck Goad, Alice Patlovich and Steve Scanlan. A quorum was established. Representative present from Guardian Association Management was Kelly Burch.

Reading and Disposal of Any Unapproved Minutes

Steve made a motion to waive the reading and approve the minutes of the January 20, 2017 Board Organizational Meeting. It was seconded by Tracy and approved unanimously.

Reports of Officers

The Officers had no reports.

Committee Reports

It was noted that Alice Wheeler had resigned from the Landscape Committee and a third volunteer was needed.

Unfinished Business

Review of Action Items: The Action Item List was reviewed and updated, attached. The Board of Directors voted on the items detailed below.

- **Benches in the common area around the large retention pond in The Cottages:** David proposed that the Landscape Committee and Bonnye Roose meet to decide on proposed placement of the benches and have signs placed in those locations which indicate that benches will be placed in the location to obtain community input. Management can then contact the lawn crew for input on access and lawn issues that placement may cause. So long as there are no major concerns, management can then move forward with the purchase of two to three cypress and concrete benches which would be installed on concrete pads in those indicated areas. Chuck made a motion to approve the above process as outlined by David. Tracy seconded the motion and it was approved unanimously.
- **Tree removal behind brick wall on west side of entrance:** There are two trees behind the area of the wall that will be repaired that are very close to the wall. The masonry contractor believes the trees caused the damage to the wall and has recommended that they be removed. Management presented a proposal from A&S Tree Service in the amount of \$1,762.50 for the removal of the trees. Management recommended that the Board approve the removal of the Laurel Oak in the common area at 5249 NW 57th Terrace for \$275 per the proposal from A&S Tree Service as well. David made a motion to approve the tree removal proposals from A&S Tree Service. Alice seconded the motion and it was approved unanimously. The Board agreed by consensus that the Landscape Committee should look at the area behind the first Cottage sign and make a

recommendation on what should be done with that area since the completion of the landscape work in the common area along NW 58th Street.

Painted Finial at 5707 NW 50th Place: Steve requested a resolution on the finial that was painted orange and blue at 5707 NW 50th Place. Lengthy discussion took place with members of the Board stating that they believe the intent of the governing documents was to have all mailboxes remain the same color as the documents state that they are to be of the same design and owners have always purchased them from the Association for uniformity. Tracy stated that he did not believe that the governing documents provided any indication that the mailbox or finial were required to be black. The owners present were asked their opinion on the orange and blue finial and they all stated that they liked it. David stated that if the Association were to allow the finial to remain painted, the Association would have to allow any finial to be painted regardless of the style. Alice made a motion that the finial on the mailbox be painted black. Steve seconded the motion and it was approved unanimously with Tracy abstaining from the vote.

New Business

Proposal of Covenant Amendments: The Board explained to the owners present that a Committee comprised of owners within the community had met on many occasions to discuss the existing governing documents and suggest revisions. The document had been revised by the Association attorney. The Board of Directors agreed by consensus that a red-lined version of the suggested amendments should be circulated to all owners and posted on the management company's website so that all owners have the opportunity to review the information and provide feedback.

Landscape Committee Appointment: Penny Bugos volunteered to sit on the Landscape Committee and fill the vacancy. Chuck made a motion to appoint Penny to the Landscape Committee. David seconded the motion and it was approved unanimously.

Adjournment

There being no further business, the meeting was adjourned at 7:36 PM.

Respectfully submitted by Kelly Burch, Guardian Association Management