

Millhopper Forest Homeowner's Association, Inc.  
Board of Directors Organizational Meeting  
May 16, 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 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 May 2, 2018 Board Meeting. It was seconded by Rob and approved unanimously.

Status update on Open Items

Kelly provided an update on the Open Items; an update Action Items list is attached.

AI 18-1-1: The lights on the sidewalk between The Cottages and Millhopper Forest do not work: Although Steve installed new bulbs and the lights now work, Kelly presented a proposal from Entropic to install landscape lights that match the landscape lights along the entrance and at the signs of the community. Rob made a motion to approve the proposal. Penny seconded the motion and it was approved unanimously.

4720 NW 58<sup>th</sup> Street

The Board discussed the property as the soffit has been hanging for some time and may allow animals into the home. Management was asked to send the owner of the home a violation letter regarding the issue.

Common area at NW 50<sup>th</sup> Place & NW 57<sup>th</sup> Terrace

It was discussed that the common area at NW 50<sup>th</sup> Place and NW 57<sup>th</sup> Terrace has been used for overnight/weekend parking. It was suggested that "No Parking" signs be installed on each side of the area that vehicles enter the common area to prevent it. Strategic placement of boulders, parking stop devices as well as shrubbery was discussed. It was decided that the Landscape Committee would look at the area.

5034 NW 58<sup>th</sup> Street Yard Renovation

Mrs. Wheeler provided the diagrams and plant lists of what would be installed on her property to the Board. In addition, she provided information an Alachua County provided program called Turf Swap which offers discounts on low maintenance and low water plants. The Board explained to Mrs. Wheeler that the governing documents require that all major landscape changes must be approved by the Architectural Review Committee (ARC) and that the Board plans to enforce the governing documents. The Board also asked management to send a reminder to the community that any changes to the exterior

appearance of the home, including major landscaping changes, must be approved by the ARC prior to work being completed.

#### Financial Review

Kelly reported that as of April 30<sup>th</sup>, 2018 the Operating Account had \$98,352.51 and the Reserve Account had \$113,289.43. She reported that as the year ended, the Association would need to keep a close eye on the total funds as \$250K was the maximum amount covered by FDIC. She also reported that Ameris Bank offered the CDARS program and suggested that in the next few weeks a meeting be set up to meet with Janet Waters to discuss the program and learn the benefits so that all funds could be kept at one bank and be covered by FDIC vs. having funds spread over several banks. The cost of resealing the pavement was discussed and Kelly was asked to obtain bids for budgeting purposes.

#### Association Committee Overview

The attached Committee Overviews were reviewed and discussed. Rob made a motion to approve the Committee overviews subject to amendment provided by Penny via email. Penny seconded the motion and it was approved unanimously. Penny made a motion to appoint Rob Edmunds the Chair of the Infrastructure Committee and Don Bugos the Chair of the Safety, Security and Emergency Preparedness Committee. Rob seconded the motion and it was approved unanimously

The next meeting was scheduled for Monday, May 23, 4:00 PM

#### Adjournment

There being no further business, the meeting was adjourned at 7:50 PM.

Respectfully submitted by Kelly Burch, Guardian Association Management