

Millhopper Forest Homeowner's Association, Inc.  
Board of Directors Meeting  
September 19, 2018  
Bugos Residence  
5014 NW 58<sup>th</sup> St  
Gainesville, FL  
6:00 PM

Minutes

Location

Bugos Residence, 5014 NW 58<sup>th</sup> Street Gainesville, FL

Call to Order

The meeting was called to order at 6:09 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 July 23, 2018 Board Meeting. It was seconded by Rob and approved unanimously.

Status Update on Open Items

Covenant Amendments: Tracy reported that the Committee will likely hold one more meeting prior to presenting the documents to the Board for a review to present to the membership.

Electronic Voting: The Board agreed by consensus that after a review of the details of how electronic voting works and what set up takes, it likely would not get used as much as they would like and would not be a wise investment. The item was tabled indefinitely.

McMillian Lawsuit: Management reported that the settlement had been paid along with six (6) months of assessments.

Communications Committee

Tracy reported that the Committee was still in the aborning stages. Management reported that they found an individual could access a page of the GAM website and stated that they would have the Millhopper page set up so that Tracy could access the Millhopper Forest page.

Security & Emergency Preparedness

It was discussed that an email, or some sort of communication, should be sent to owners to provide them with contact information of who they should call in the event of an emergency; i.e. hurricane, gate won't open/close, etc.

Neighborhood Physical, Infrastructure, Utilities, Services

Aerator in Pond: The pond pump was replaced, and the pond has cleared up. Management executed a maintenance contract for the new pump to service the pump quarterly and ensure that it functions properly.

Pondage Area Three Flooding: Tracy reported that the water level in pond three had been reduced by 4" after several days of pumping. He stated that Association Attorney Julie Naim had been working with Alachua County to determine responsibility for the maintenance of a drainage structure located on a Huntington lot which the Association believed should have drained the pond. The Board agreed by

consensus that management should reach out to the Huntington Board and request permission to enter the property and use the easement to evaluate the structure using engineers to obtain pricing on repairs necessary to make the pond drain properly. Diana Bright thanked Tracy Connors profusely for his dedication to having the pond pumped. She stated that her back yard was almost dry, however, there were trees that were right next to her lot that she was concerned about due to the extended time period that their trunks were under water. The Board stated that the Association would keep an eye on them and asked that if she noticed a decline in their health to notify management.

Foliage and Mold on top of East Wall: It was suggested that vinegar be used on the wall to take off the mold and mildew as chemical on the brick is not recommended. Penny noted that ferns were beginning to grow on the brick. Rita stated that there was a property that had overgrown bamboo in the rear yard at the wall and it had grown into one of the magnolia trees. Penny made a motion to send a letter to the owners abutting the wall (and the common area fence) that the area must be cleaned out within 45 days to protect the integrity of the wall (and fence) and to keep in mind the easement when installing future plantings.

Rob seconded the motion and it was approved unanimously.

Common Area Wooden Fence: Rob offered to reach out to a contractor that he was familiar with to bid on the fence.

Commons Area at NW 50<sup>th</sup> Place & NW 57<sup>th</sup> Terrace: Management was asked to send a letter to the owners that live in the cul-de-sac and right around the preserve area regarding parking and dumping landscape debris on and around the preserve area.

Pond Dock: Tracy reported that bids were still needed for pressure washing and staining the dock.

Common Area Behind Brick Wall: Management reported that J.M. & Associates was to begin work on the area in October.

Cottages Sign Area Landscaping: Management reported that there were two trees behind the sign that were scheduled to be removed on September 21<sup>st</sup> and J.M. & Associates was scheduled to begin work on the area in October.

Other: Rita noted that the lights at The Cottages sign were on constantly due to the foliage at the sign. Management stated that they would ask the landscaper to cut it back. She also noted that the streetlight behind her house had a very large globe installed on it recently. Management reported that they had not requested a repair on that light and would inquire with GRU.

#### Adjournment

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

Respectfully submitted by Kelly Burch, Guardian Association Management