

Oak Ridge at High Spring Homeowners' Association, Inc.

c/o Guardian Association Management
10000 SW 52nd Ave, Gainesville, FL 32606
Telephone: (352)353-4812 / Fax: (352)562-7453
Kburch@GainesvilleGAM.com

Board Meeting

July 9, 2019

High Springs New Century Woman's Club
23674 West US Highway 27
High Springs, FL 32643
6:30 PM
Minutes

Location

High Springs New Century Woman's Club, 23674 West US Highway 27, High Springs, FL 32643

Call to Order

The meeting was called to order at 6:31 PM.

Roll Call/Certification of Quorum

Board members present in person were Dick Brodbeck and Rick Howe. David John was present via speaker phone. A quorum was established. Representative present from Guardian Association Management was Kelly Burch.

Review and Adoption of Agenda Items

Dick made a motion to approve the Agenda as posted. David seconded the motion and it was approved unanimously.

Consideration of Minutes of the Last Meeting – May 14, 2019

Dick made a motion to accept the minutes of the May 14, 2019 Board Meeting as written. It was seconded by David and approved unanimously.

Committee Reports

- Budget Committee: Dick Brodbeck reported that that Association was in good shape, collections had taken place and moved things in a positive direction. He noted that as of July 1st the Association had moved to monthly billing, however, there was not enough history to provide a report on how it was going yet. He reported that the Committee approved the limbing up the island Oak in Phase Two in the amount of \$1,200.00.
- ARC Committee: Kevin Tibbetts was not present to provide a report. Dick noted that Jim Brown sold his home and a new Committee Member was needed. Kevin spoke with Mary Dixon who agreed to serve. Dick made a motion to appoint Marty Dixon to the ARC Committee. It was seconded by David and approved unanimously.
- Fines/Rules Committee: Tom Storey reported that during the last inspection they noted improvement on many of the properties and that the next inspection would be completed within the week.
- Social Committee: It was reported that the Ice Cream Social was successful. Dick requested that newsletters be sent to owners quarterly to help the Association communicate with owners. The Board agreed by consensus to send communications quarterly.

Manager's Report

Kelly Burch stated there was nothing new to report.

President's Report

Rick reported that of the 7 homes in Phase II that had been stalled, 6 of them had been completed and had the certificate of occupancy issued. Lot 116 was the only home left unfinished with no foreclosure pending. He stated that some of the roadway punch list items had been addressed. The city manager position had not been filled as anticipated and the city was looking at other candidates for the job. Rick stated that as soon as a new manager was in place he would move forward and present the city with his plans for Phase 3 & 4 which also would include the Phase II roadway issues. Rick also noted that he was not pleased with the response times that he received from Eiseneger, Brown (the attorney for the Association) as he had asked for several items and yet to receive them. He had been told that the Association would have

to terminate Eisenger, Brown's firm for all matters except the collections for him to continue using them on his personal matters pertaining to Phase 3 & 4. The Board agreed by consensus that there was no issue with terminating the firm for all matters except for collections.

Old Business

There was no old business to discuss.

New Business

Kelly was directed to send out the CARE flyer to owners.

Dick requested information on whether a new Nominating Committee should be appointed.

Owner Comments

Mr. Irrizary reported that Lot 116 had not been cut by Skyfrog in the last month. He also requested that it be cut lower so that it stays shorter for a longer period. Rick requested that Kelly verify that cutting the grass and billing the owner for the service is legal.

Adjournment

There being no further business, the meeting was adjourned at 6:55 PM.

Respectfully submitted by Kelly Burch, Guardian Association Management