

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

January 28, 2020

High Springs New Century Woman's Club
23674 West US Highway 27
High Springs, FL 32643
6:00 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 6:00 PM.

Roll Call/Certification of Quorum

Board members present in person were Dick Brodbeck, Rick Howe and Lindsey Redding. 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. Lindsey seconded the motion and it was approved unanimously.

Consideration of Minutes of the Last Meeting – November 12, 2019

Dick made a motion to accept the minutes of the November 12, 2019 Board Meeting as written. It was seconded by Lindsey and approved unanimously.

Committee Reports

- Budget Committee: Dick reported that the Committee was scheduled to meet February 24th and that SAS Tree Service had completed the second phase of the tree work. The Committee was asked if they thought the cost of pool cleaning could be covered under the existing budget. Dick reported that with additional homes brought on board he thought that the cost could be covered.
- ARC Committee: Kevin Tibbetts was not present; however, Kelly was asked if a flagpole was considered by the ARC. Kelly reported that Kevin questioned whether the Association had the jurisdiction to restrict flagpoles and she had provided him the guidelines on what was allowed per Federal guidelines.
- Fines/Rules Committee: Tom Storey reported that all but two (2) of the properties that had serious issues had been resolved.
- Social Committee: Lindsey reported that the Committee planned to purchase signs for the entrances to be used for events. Tentative events for there year were 2/29/20 – Pizza & a movie, 5/30/20 – Ice cream/Popsicle Social, 8/1/20 – Backpack supply drive, 12/5/20 – Cookie Exchange and the 1st of May and October - Community Yard Sales

Manager's Report:

Kelly Burch reported that typical response time for email and voicemail call back is 48 business hours. Dick and Lindsey requested that she let the Board know when she is actively working on an issue so that they can let residents know what action is being taken when they ask.

President's Report

Rick reported that he had a meeting scheduled with the City the day prior that had been cancelled but he was only waiting on the city to move forward with Phase 3 & 4.

Old Business

Dick noted that newsletters and covenant letters were not going to the tenants of the homes that were rented and only sent to the owner of the home. It was recommended that notices also be sent to the "Resident" of the home and mailed to the property address for all homes that had an alternate mailing address. The Board agreed by consensus to do this for newsletters and covenant enforcement letters.

New Business

Nomination & Election of Officers: Dick made a motion to nominate the 2020 Officers as noted below. It was seconded by David and approved unanimously.

President – Rick Howe

Vice President – Lindsey Redding

Secretary – David Johns

Treasurer – Dick Brodbeck

Lot 82: Kelly reported that Lot 82 had filed for bankruptcy and as the Association attorney recommended that the Board have a bankruptcy attorney file an answer to the case which would put them in line to collect if the owner were to keep the house and restructure their debt. Kelly was asked to reach out to the attorney and find out what the claim on the mortgage was, what the current attorney fees were and if \$750 - \$850 for the bankruptcy attorney was a set fee. David made a motion to proceed with the bankruptcy attorney if the attorney with John Hayter's office believed that it would be beneficial for the Association and that the debt would be collectible. It was seconded by Lindsey and approved unanimously.

Other: The 2020 Meeting dates were announced as March 10th, May 12th, July 14th, September 8th and November 10th. The Board appointed Tony Whitton to the ARC Committee and Donna Rose to the Finning/Rules Committee. It was agreed by consensus that the Nominating Committee would be comprised of the same owners and 2019.

Owner Comments

Tom Storey thanked the Board for cutting the trees in the large island in Phase 2.

Adjournment

There being no further business, the meeting was adjourned at 7:04 PM.

Respectfully submitted by Kelly Burch, Guardian Association Management