

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

November 12, 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 6:30 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 – September 10, 2019

Dick made a motion to accept the minutes of the September 10, 2019 Board Meeting as written. It was seconded by Lindsey and approved unanimously.

Committee Reports

- Budget Committee: Rick thanked the Budget Committee for a great job on the 2020 Proposed Budget. Dick reported that the line items in the budget were almost the same as 2019, however, there were a few adjustments to reflect actual costs. He noted that the landscaping services were bid out and that the 2020 Budget reflected pricing for a contract with SAS Landscaping for 2 years. Dick made a motion to approve the 2020 Budget as presented. It was seconded by Lindsey and approved unanimously.
- ARC Committee: Kevin Tibbetts was not present.
- Fines/Rules Committee: Tom Storey reported that there was considerable improvement in the community and that many owners were in communication with the management company on issues that they were working to resolve.
- Social Committee: Lindsey reported a cookie swap was scheduled for December 7th at 5:30 PM with a movie to be played afterward. A flyer would be distributed to the community over the weekend.
- The manager had nothing to report.

President's Report

Rick reported that Lots 99 and Lot 116 had been foreclosed on and Scherer Construction was the owner of the properties. He also noted that Phase 3 and 4 were in the financing stage.

Old Business

On-Street Parking: Rick reported that an owner brought up on-street parking as an issue via email, however, the covenants are ambiguous as the Rules are for common areas, but the streets belong to the City of High Springs and are not common areas. The Board noted that cars cannot be towed from the roadways by the Association and management was asked to reach out to the City of High Springs to seek clarification on the ordinances for the City and whether they will enforce on-street parking violations.

New Business

There was no new business.

Owner Comments

Allen Rose requested the status of properties that were not in compliance with the standards of the community. He was asked to communicate with Tom Storey or management on specific addresses for clarification. He noted that there were fire ants at the mailbox that needed to be eradicated.

Tom Storey thanked the Board for cutting the tree limbs in the island out of the roadway.

It was discussed that the CCR language was vague and that it might be helpful to owners if a list of specific items that are looked for on the drive through were published to the owners.

Adjournment

There being no further business, the meeting was adjourned at 7:05 PM.

Respectfully submitted by Kelly Burch, Guardian Association Management