

Bristol Harbour Property Owners Association, Inc.

c/o Guardian Association Management
10000 SW 52nd Avenue – Links Clubhouse , Gainesville, FL 32608
Telephone: (352)352-4812 / Fax: (352)562-7453
Kburch@GainesvilleGAM.com

Annual Meeting of the Members

April 10, 2021

9:30 AM

Community Picnic Tables

NE 101st Avenue

Earlton, FL 32631

Location

Community Picnic Tables, NE 101st Avenue, Earlton, FL 32631

Call to Order

The meeting was called to order at 9:35 AM.

Attendance, Roll Call, Determination of Quorum

Owners present signed in, there were eleven (11) owners present, nine (9) in person and two (2) via proxy. A quorum was established. Representative present from Guardian Association Management was Kelly Burch.

Proof of Notice of the Meeting

A signed, notarized affidavit is included in the meeting packet that notice of the meeting was mailed, or emailed, to all Unit Owners. It was presented to the Membership and was accepted by consensus.

Election of Directors

The Membership was asked if there were any volunteers that wished to join the Board. It was noted that Tom Runck had previously volunteered to replace Bobby. There were none and Tom was elected by acclamation.

Financial Report

Management reported that the Association had \$39,883.35 in the operating account and \$32,076.29 in the Reserve account as of March 31, 2021.

Old Business

N/A

New Business

- **Pond Drainage:** There were proposals from three companies included in the meeting packet for pond drainage that were discussed at length. It was agreed by consensus that the best option was to have the pond cleaned out and a 6 to 8-inch pipe installed to the swale near the road. Kelly was asked to have JSM Outdoors and JWW Construction back out to the property to provide proposals for the work on a Friday to discuss the work and provide updated proposals.
- **Unit 21132:** It was noted that the unit was rented and managed by Lakeside Century 21.
- **Owner Help:** Michael thanked Brett for mowing on the back lot, Tom for the deck repairs and Harry for the staining of the deck. David, Lucy, Wes and Patty also cleaned the beach.

- Gutter Cleaning: Kelly reported that the company that normally cleaned the gutters was booked until August. She reached out to seven other companies and was told that two would have bids in by the meeting, however, only one had it in time. Bobby made a motion to accept the proposal from Gutter Kings and have the gutters ASAP. It was 2nd by Michael and approved unanimously.
- ARB Committee: Valarie needed to be replaced on the ARB Committee and Regina McNair volunteered to sit on the Committee.
- Owner concerns: It was noted that the Martinez's reported that they did not receive an owner packet and they had questions about building a garage. Kelly noted that she had sent them the governing documents and they were available on the website. It was also suggested that the boat ramp have additional stone put down. Patty suggested that a meal be planned for sometime in May. Susan and Marilyn volunteered to help.

Adjournment

There being no further business, the meeting was adjourned at 10:40 AM.

Respectfully submitted by Kelly Burch, Guardian Association Management