

Oak Ridge at High Spring Homeowners' Association, Inc.

c/o Guardian Association Management
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Board Meeting

November 9, 2021

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 6:39 PM.

Roll Call/Certification of Quorum

Board members present were Dick Brodbeck, and Rick Howe. A quorum was established. Representative present from Guardian Association Management was Kelly Burch.

Board Member Appointment

It was noted that Marty Dixon resigned from the Board. Rick made a motion to appoint David Johns as a Director. It was seconded by Dick and approved unanimously.

Review and Adoption of Agenda Items

Rick made a motion to approve the Agenda as posted. It was seconded by Dick and approved unanimously.

Consideration of Minutes of the Last Meeting – September 14, 2021

Rick made a motion to approve the minutes of the September 14, 2021 Board Meeting as written. It was seconded by Dick and approved unanimously.

Committee Reports

- Budget Committee: Delinquencies remained in good shape with no significant changes. The Committee met and put together the Budget that was presented and mailed to the owners. Kelly reported that it may be time to move forward with further collections on Lot 67, she was asked to arrange a conference call with the collections attorney and Rick to discuss the specifics.
 - Consideration of the 2022 Budget: Dick made a motion to approve the 2022 Budget as presented. It was seconded by Rick and approved unanimously.
 - 2022 Contracts: Dick made a motion to approved contracts for Steward Pest Control, Masters Lawn – Irrigation Services, J.M & Associates – Lawn Services, Guardian Association Management, Coastal Maintenance – Dog pots & Pressure Washing for two-year terms. It was seconded by David and approved unanimously.
- ARC Committee – David Johns was appointed as Chair of the Committee.
- Fines/Rules Committee - Tom Story: Tom reported that the new homes in Phase 3 were all landscaped with shrubs that will grow very quickly past the yard guideline that was established of shrubs at 1/3 the height of the window. Rick as Kelly to send him the guideline to forward to DR Horton.
- Social – Grace Brodbeck: Dick reported that there were approximately 30 people at the First Responder Event. No additional events were scheduled for the year.
- Nominating – Dick was appointed to Chair the Committee for 2021.

Manager's Report:

Kelly Burch provided the managers report, a copy of the report is included in the meeting packet.

President's Report

Rick reported that almost all of the Phase 4 Lots were in production. He also noted that there had been delays in getting power to the sign at the Phase 2 entrance due to permit issues with Clay Electric, however, he was working with the local office and was hoping it would be completed soon. It was noted that all mailboxes had been installed for the entire community.

Old Business

Sinkhole Repair: It was noted that the sinkhole in Phase 1 had been stabilized but not filled with dirt completely. Due to the rainy season and the wetness in the ponds running equipment in it would cause more damage and it was decided that the full repair to fill the hole would be done as soon as it was dry enough.

New Business

2023 Meeting Dates: Dick suggested that Board Meetings be held quarterly. The Board agreed by consensus and it was decided that the dates be January 11th, April 12th, July 12th, November 14th and January 9th 2024 all at 6:30 PM

Resident Comments

It was noted that a commercial vehicle parks at 16633 NW 194th Terrace every night which violates the governing documents.

Adjournment

There being no further business, the meeting was adjourned at 7:50 PM.

Respectfully submitted by Kelly Burch, Guardian Association Management