

Oak Ridge at High Spring Homeowners' Association, Inc.

c/o Guardian Association Management
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Board Meeting

July 12, 2022

High Springs New Century Woman's Club

23674 West US Highway 27

High Springs, FL 32643

6:30 PM

Minutes

Location

High Springs Woman's Center, 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 were Dick Brodbeck, Rick Howe. David John joined the meeting late. A quorum was established. Representative present from Guardian Association Management was Kelly Burch.

Review and Adoption of Agenda Items

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

Consideration of Minutes of the Last Meeting – April 12, 2022

Dick made a motion to approve the April 12, 2022 meeting minutes as written. It was seconded by Rick and approved unanimously.

Committee Reports

Budget Committee: Dick reported that the budget was in line with the projections and there were no changes that he saw that needed. There were 2 delinquent accounts at the attorney and one account in foreclosure. There were some accounts that had fines imposed and there was nothing that could be done at the time to collect those fines.

ARC Committee – Kelly reported that there had been 11 approvals from the Committee since the last meeting. Rick was asked if there were specific color names with a specific fence company to make it easier for owners to color match the vinyl fence colors. He stated that he did not have that information but he would check into it.

Fining/Rules Committee: Kelly reported that in June there were 58 Friendly letters, 15 violation letters, 1 15-day letter and 1 Fine Notification letter that went out. In July there were 35 Friendly letters, 20 violation letters, 4 15-day letters and 2 Fine Notifications that were sent out. The owner of 16657 was present and request that the Board waive any fines that had accrued to the property as all work had been completed. The Board requested that Kelly send them all notices that had been sent to the owner along with any correspondence between the owner and herself regarding the issue.

Social Committee: Dick reported that there were no new events scheduled, however, the Committee was looking into an event when the weather turned cooler. The lending library was being used frequently.

Nominating Committee: It was noted that Dick's term was up in January

Manager's Report: Kelly provided a Manager's report included in the meeting packet.

President's Report: Rick had no report.

Old Business:

Sidewalks - Kelly presented a proposal from SNG for grinding of the sidewalk, pouring new sidewalks in 2 areas, installing speed limit signs, stop signs and street signs. The Budget Committee made the recommendation to have the work done. Dick made a motion to transfer 12k from the Reserve Account to the Operating Account for the work. David seconded the motion, and it was approved unanimously. David made a motion to approve items 4 -8 on the SNG bid but allow him to obtain other bids on pouring of the sidewalks (item 3) by 7/31/22. Dick seconded the motion, and it was approved unanimously.

Sinkholes/Depressions: It was discussed that the depressions are not sinkholes, they are depressions. When all of the homes are built in Phase 4 all of the road runoff would not get to the area. Kelly was asked to have Jeremy fill the holes again.

New Business

Other: Barbara Cottingham asked Dick to mention that street parking was an issue. It was noted that the streets belonged to the City of High Springs and if there was a parking violation it should be brought to the City of High Springs Police Department.

Adjournment

There being no further business, the meeting was adjourned at 7:15 PM.

Respectfully submitted by Kelly Burch, Guardian Association Management