

Campus View North Condominium Association, Inc.

c/o Guardian Association Management, LLC  
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August 19, 2021  
9:00 AM  
Video Conference  
Board Meeting Minutes

Call to Order

The meeting was called to order at 9:01 AM.

Quorum

Board Members present were Jay Churba, Gerry Kouri and Dan Reich. Representative present from Guardian Association Management was Kelly Burch.

Consideration of Meeting Minutes

Gerry made a motion to approve the minutes of the July 16, 2021 meeting as amended. It was seconded by Jay and approved unanimously.

Community Task List Updates

Kelly provided an update on the list of tasks that she had obtained proposals on, detailed below.

- Air Conditioner Drain Lines: Gerry made a motion to approve the proposal from All Clean and have all of the A/C drain lines blown out as well as the common drain lines. It was 2<sup>nd</sup> by Jay and approved unanimously.
- Landscape Maintenance: Kelly reported that she had walked the property with the landscape company and they agreed that they would clean up the fence line and trim the shrubs in the back beds to maintain a more manicured look. They also agreed to keep the limbs at an 8 foot clearance, the contract called for such. The contractor provided a proposal for removal of the existing shrubs and mulch and replanting of Society Garlic with new mulch for \$1,400.00. The Board asked for a copy of the contract and asked if the current contractor would look at limbing up the trees and limbs more.
- Animal (Raccoon) Removal: Kelly presented pricing from Arrow Exterminators in the amount of \$425.00 for two traps to be checked daily for a one week period. Gerry made a motion accept the proposal, it was seconded by Dan and approved unanimously. It was noted that the racoon removal was only one part of a two part process and the Association must educate the residents regarding the importance of keeping the dumpster area clean and why the dumpster must remain closed.
- Dryer Vent Cleaning: Kelly presented a proposal from All Clean to complete the service in conjunction with the Air Conditioner drain line cleaning. Gerry made a motion to approve the proposal. It was seconded by Jay and approved unanimously.
- Wireless Monitoring of the Fire Sprinkler System: Kelly presented a proposal from Wayne Automatic Fire Sprinkler System to install equipment which would allow them to monitor the fire sprinkler system wirelessly and allow the Association to eliminate the telephone line. Gerry made a motion to approve a three-year contract, Jay seconded the motion and it was approved unanimously. Kelly was asked to find out if there was an option that would all for an upgrade in equipment if any became available and to ensure that the elevator was also covered.
- Fire Alarm & Sprinkler System Deficiencies: Kelly reported that she received two reports and quotes from the fire alarm monitoring company indicating that there were deficiencies with the alarm and

sprinkler system. She also received a call from a Gainesville Fire Inspector to discuss the issue and request a date for repairs. The deficiencies were from 2020 & 2021 and totaled \$4,316.00. Kelly was instructed to contact the fire sprinkler company and find out if they would accept payments and get the repairs done ASAP.

- Grounds Maintenance: Kelly reported that she had a company picking up garbage from the dumpster area two times a week. She noted that the dumpster was being dumped twice per week during the month of August, however, during normal months it would only be dumped once per week. It was suggested that the walking surfaces be pressure washed.
- Building Painting: Kelly was asked to table this item
- Fence Repair: Kelly was asked to table this item

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

Respectfully submitted by Kelly Burch, CAM, Guardian Association Management, LLC