

Kestrel Point Neighborhood Association, Inc.
Board of Directors Budget Workshop - Minutes
November 16, 2021 @ 3:30 PM
Links Clubhouse

Board Members Present: President Nancy Darr, Vice President Holly Farrish-Hunt , Treasurer Lynda Bucciarelli, and Director Steven Dopp.

Absent: None

Guardian Association Management: Samantha Jackson, LCAM & Thomas Eaton, LCAM
Engineer Rep. Mike Driscoll

Call to Order

The meeting was called to order at 3:42 PM. Quorum was established with all 4 Board Members Present

Amend/Approve prior Minutes

Prior meeting minutes of 8-26-2021 not available currently. Board will locate and provide for next meeting.

Engineer work discussion for lots 38 & 39– Mike Driscoll, P.E.

Stuart Cullen prepared a plan with Mike Driscoll for drainage. Water builds up in the road and overflows into the driveway of lot 39 driveway and lot 38 yard. Board confirmed Stuart had the topographic file. Stuart Cullen sent a plan of proposal to GAM on 11-16-2021 but was unavailable for the meeting. Stuart's proposal is attached to these minutes.

Mike Driscoll estimates about \$25k for the physical construction of Stuarts current proposal (Plan A). He cannot confirm cost until more decisions are made. Plan B would be to go along the row of trees towards the gulf course, but Mike estimates that would be closer to \$50k.

Board asked Mike Driscoll about Stuart Cullen's background in his field. He reported Stuart Cullen was with Brown & Cullen for a long time. He's done many projects in Gainesville with Civil Engineering. About 25 years' experience with these types of projects. Sue said when the Board approves the plan, the 2 Owners should sign approval to enter the property. GAM to confirm right of entry onto property for work once a complete set of documents received.

Budget Workshop

A 2022 proposed budget was prepared by Nancy Darr & CAM Samantha Jackson for discussion in preparation of setting a meeting date to approve a 2022 budget. Board agreed on December 7, 2021 @ 3:30 at The Links Clubhouse.

In discussion regarding insurance, Tom Eaton stated the Kestrel Point sign isn't insured; Board said the main sign is the Master Associations. Also, their D&O policy should be changed to the forever policy to better protect them even after they are off the Board. This increases insurance from 890 to 1506. Holly made a MOTION to obtain the D&O forever policy with a 2nd by Nancy Darr. Motion carried unanimously. New policy to take effect Jan 1, 2022.

Nancy made a motion to tentatively approve the current proposed budget, with a 2nd by Holly. Motion carried. Holly would like to set up schedule of quarterly maintenance of the drains as they are full of leaves constantly. She would also like to propose pressure washing the colony loop as it is very dirty.

Other

Nancy asked if Board saw the email from the Kramper (100035 SW 48th Place) property, 1st house on right entering colony, undergoing major home renovation. Owner asked Nancy if they could put a roll off on the pavers outside the home for 4 months. Board proposed giving authority to have it a much shorter period of time, but not 4 months.

With no further business, the meeting was adjourned at 5:20PM

The next scheduled Board Meeting is the budget meeting on December 7, 2021 @ 3:30PM.

Respectfully submitted by Samantha Jackson, LCAM Guardian Association Management