

Cumberland Circle Community Association, Inc.
Board Meeting
August 25, 2022
6:30 PM by Zoom

Call to Order

The meeting was called to order at 6:35 PM.

Attendance, Roll Call, Determination of Quorum

Board Members present in person were Joanne LaFramenta, Rick Mulligan, Danny Lutz, Lorelee Hutchinson, Marti Thorndike, Billie Groff, and Victor Martinelli. Quorum was established with 7 of 9 board members present.

Absent: Joe Gleason & Mimi Carr

Guardian Association Management Staff Present: Samantha Jackson, LCAM

Consideration of Minutes: Rick Mulligan stated the minutes of July 28, 2022, are missing the referenced building numbers under the building maintenance report provided by Danny Lutz. Board agreed by consensus that the minutes are approved as amended.

Reports of Officers:

- Joanne LaFramenta, President – No report.
- Billie Groff, Vice President – Absent, no report.
- Mimi Carr, Secretary – Absent, no report.
- Victor Martinelli, Treasurer – Victor prepared July 2022 financial report (attached to these minutes).

Standing Committee Reports:

- Landscape – Rick Mulligan prepared a landscape report (attached to these minutes). Only 2 work order requests have been completed. Marti stated she is concerned that the younger trees may be dying. Rick responded that with time, he believes they will do fine, but its possible the area isn't ideal for these types of trees. Will keep an eye on them.
- Rules – Absent
- Buildings – Danny Lutz reported that a complaint was received from 1633 that insects are entering through rotted siding on the back of the house (confirmed they are not termites). Owner of 1602 stated she has inspection report of her Unit with wood rot.
- Recreation – Lorelee Hutchinson stated that the pool rope needs to be put back if it is removed for laps, etc. It is required by Health Code that the rope remain in the pool at all times.

CAM Report:

Samantha reported several Units have responded that their Unit is not a rental, but there is family members residing in the Unit. Per the City of Gainesville, rental permits are not required if the Unit is occupied by a relative and written documentation is provided for same. Samantha to request from those Owners the documentation.

Old business:

- 1651: Board approved request for aluminum screen room drawings. CAM to note on ARC request that the Owner will be responsible for maintenance and repairs as a result of the exterior change.
- Revitalization Update: Victor Martinelli reported he received a departure letter from Eisinger's firm that Mac McCarty & Peter Focks had left the firm and began practice as McCarty Focks, PLLC. The letter must be signed by the Board to retain Mac McCarty as the legal representation for all matters moving forward. As Mac has been the attorney with the Revit process, the Board agreed by consensus there is no reason to discontinue the business relationship with Mac McCarty. Victor will sign the letter and return it to the firm to move any files with Eisinger's firm to McCarty Focks, PLLC and request an update from Mac on the Revitalization with the State.
- Painting: Board reported the repairs and painting will be done separately, likely by different companies.
- Roofing: Victor reported the contracts with Worthmann Roofing for Units 1599-1601 and 1603-1605 have been signed.

New Business:

None

Calendar:

September 22 – BOD Meeting

Adjournment

The meeting was adjourned at 7:29 PM.

Other: The Board continues to encourage residents to call the Gainesville Police Department non-emergency number at (352) 955-1818 if any suspicious activity is observed/suspected.

Late August, several cars were broken into in Cumberland Circle and one vehicle was stolen. This was reported late to the management company (the next day). While the Board appreciates the notice of safety concerns in the community, we ask that the police be notified first. If you don't want to call, Gainesville Police Department also has Online Reporting available on their website with the Virtual Front Desk. The direct link is: <http://www.gainesvillepd.org/Virtual-Front-Desk/Online-Reporting>

Respectfully submitted by Samantha Jackson, LCAM Guardian Association Management