

Bristol Harbour Property Owners Association, Inc.

c/o Guardian Association Management

10000 SW 52nd Avenue – Links Clubhouse, Gainesville, FL 32608

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Annual Meeting of the Members

April 30, 2022

9:30 AM

Community Picnic Tables

NE 101st Avenue

Earlton, FL 32631

Location

Community Picnic Tables, NE 101st Avenue, Earlton, FL 32631

Call to Order

The meeting was called to order at 9:47 AM.

Attendance, Roll Call, Determination of Quorum

Owners present signed in, there were thirteen (13) owners present, nine (9) in person and four (4) via proxy. A quorum was established. Representative present from Guardian Association Management was Kelly Burch.

Proof of Notice of the Meeting

A signed, notarized affidavit is included in the meeting packet that notice of the meeting was mailed, or emailed, to all Unit Owners. It was presented to the Membership and was accepted by consensus.

Election of Directors

The Membership was asked if there were any volunteers that wished to join the Board. It was noted that Vicki Canto had volunteered to replace Wes whose term was expiring. There were no volunteers and Vicki was elected by acclamation.

Financial Report

Kelly reported that the Association had \$47,974.88 in the operating account and \$39,785.41 in the Reserve account as of April 28, 2022. She noted that the Association was overspent in Tree Maintenance but all other line items looked in line with the budget.

Old Business

Update on Pond Drainage: Kelly noted that the Board and Engineer Stuart Cullen had been on the phone numerous times to discuss the options for the pond drainage. Of the many options that were discussed, there was only one viable option as the property was designed to operate with the ponds built as they were built now, however, if the County were to become involved in the permitting process and found that the pond was not operating the fashion that it was designed to, they may require that the entire property be re-engineered to today's standards. Proposals from JSM Outdoors for Phase 1 and Phase 2 of the project were discussed and it was noted that both phases were pond maintenance, and neither would require a permit from the County. Michael made a motion to approve Phase 1 of the plan with the proposal from JSM Outdoors. Vicki seconded the motion, and it was approved unanimously.

New Business

- **Building Painting:** Proposals to pressure wash and paint the buildings were discussed along with the need for a Special Assessment for the project. The consensus was that the project should be done at one time and a special assessment should be done to cover the cost.
- **Boat Ramp Keys:** Tom reported that there were owners who did not pass on the key to the boat ramp to the new owners when the property changed hands. He purchased a new lock and new keys to hand out to owners along with a letter that states the rules of the property.
- **Violation of Rules:** Kelly asked all owners present to ensure that any issues on the property or with their neighbors be reported directly to her office.
- **Thank You to Everyone:** Tom thanked Wes for his service on the Board and all of the owners for their participation in keeping the property up and taking part in the work necessary to maintain the Association.

Adjournment

There being no further business, the meeting was adjourned at 11:14 AM.

Respectfully submitted by Kelly Burch, Guardian Association Management