

Bristol Harbour Property Owners Association, Inc.

c/o Guardian Association Management
10000 SW 52nd Avenue – Links Clubhouse
Gainesville, FL 32608
Telephone: (352)352-4812 / Fax: (352)562-7453
Kburch@GainesvilleGAM.com

Board Meeting Minutes December 10, 2022 9:30 AM Community Picnic Tables DRAFT

Call to Order

The meeting was called to order at 9:36 AM.

Attendance, Roll Call, Determination of Quorum

Board Members present were Vicki Canto, Tom Runck and Mike Streeper. Representative present from Guardian Association Management was Kelly Burch.

Proof of Notice of Meeting;

Proof of Notice of the meeting was accepted by consensus.

Reading of the minutes of the last meeting, or waiver

Vicki made a motion to approve the minutes of the April 30, 2022 Board Meeting. It was seconded by Mike and approved unanimously.

Old Business

Pond Clean out: Tom reported that he expected Jeremy to begin the cleanout of the pond the following week or the week after. The pond water needed to be pumped out of the pond and the plants and trees surrounding it needed be trimmed prior to the cleanout. Tom noted that he would notify Jeremy when those items were complete so he could begin the work.

Exposed Wires at Well: Kelly reported that her office met a well company onsite that picked up wires from the ground, however, it was a time when she could not be onsite due to preexisting meetings. Mike stated that wires were still there and Tom suggested North Florida Pump and asked that it be scheduled when Kelly could meet with them.

Soffit Repair: Kelly was asked when the soffit would be put back in place, she reported that the contractor that had been hired was no longer being used and Danny with TNT Maintenance would be out ASAP to get them installed.

Railing at Unit 21106: It was noted that the railings on the deck of Unit 21106 did not match the rest of the railings in the community and Kelly was asked to send the owners a reminder that approval is necessary prior to making any changes to the exterior of a Unit and requesting that the railings be removed.

New Business

Back Forty: Mike noted that Brett had done an incredible job cleaning up the around the trees and mowing the west end of the property and wanted to thank him for the work that he put in to keep the community looking good.

Drain Field Evaluation: Kelly reported that Alachua County sent a report that the drain field had failed and asked that we contact a qualified entity for report within 72 hours. The report had been sent to Mills Septic who stated that they did not drain field work any longer they would only work on the “turtles”. Kelly was asked to reach out to the County and provide them with the information John Mills provided the Association with approximately one year ago that some seepage was normal and investigate rejuvenation vs. replacement if the County required work be done.

Consideration of the 2023 Budget: The 2023 Budget was discussed at length with several line items changed. It was noted that the fence around the dumpster and the fence at Building 1 needed repair, Kelly was asked to obtain bids from Melrose Pest Control and Turner Pest Control for interior service and it was noted that the drain field work an unknown cost. Tom made a motion to approve the 2023 Budget as amended. It seconded by Vicki and approved unanimously.

Other: The Board was asked if there was a plan to replace the broken signs at the entrance to the parking area. Tom stated that he was working on the signs. It was also reported that the benches on the deck were broken and it stated that it would be a community project to bolt them back down. Harry asked if the Board would consider using engineered wood to replace the Boards on the deck and docks moving forward. Kelly was asked to send a reminder out to everyone that all exterior changes must receive approval by the Architectural Review Board prior to work being commenced. Marilyn was thanked for the muffins provided at the meeting, they were delicious.

Adjournment

There being no further business, the meeting was adjourned at 10:58 AM.

Respectfully submitted by Kelly Burch, LCAM Guardian Association Management