

# **Bristol Harbour Property Owners Association, Inc.**

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

---

## **Board Meeting Minutes**

**June 30, 2023**

**10:00 AM**

**Zoom Meeting**

**DRAFT**

### Call to Order

The meeting was called to order at 10:14 AM.

### Attendance, Roll Call, Determination of Quorum

Board Members present were John Battle, Vicki Canto, and Tom Runck. Quorum was established. Representative present from Guardian Association Management was Kelly Burch.

### Consideration of Meeting Minutes

The consideration of the minutes of the April 30, 2023 Board Meeting was tabled.

### Old Business

**Pond Drainage:** It was reported that the pond was still draining between the parking lot asphalt and the first garage to the swale when the pond was full of water. Tom recommended that some of the dirt that came out of the pond be used to make a berm on the south side of the pond to direct the water towards the ditch behind the garage and to pull out the Cabbage Palm. It was suggested that Jeremy be asked to consider the work with Stuart Cullen's oversight.

### New Business

**65Insurance Cost:** It was reported that there was a significant increase in the premium for the property policy for the 2023 – 2024 policy, it went from approximately \$8k to 32k due to the volatile Florida insurance market. It was recommended that the budget for the 2023 year be amended to account for the increase. The Board agreed by consensus to amend the budget and increase the fees for the remainder of 2023 with the Amended Budget to be considered at a meeting to be held on July 22.

**Dock Replacement Bids:** The proposals for deck repair and replacement were reviewed. The Board agreed by consensus that they would prefer to use Gainesville Home Maintenance at a cost of \$17,480 if they can do the work. Vickie made a motion to propose a special assessment in the amount of \$ 23,685.00 to complete phase 2 of the pond work at \$10,000.00 and the dock and deck repairs at \$17,480.00. The funds available in the reserve account for the project would be used for the dock and deck repair. It was seconded by Tom and approved unanimously. The Membership Meeting was scheduled for July 22<sup>nd</sup> at 9:30 AM.

**Other:** Kelly was asked to have the company's providing proposals for sidewalk repairs provide pictures and detailed descriptions of the work to be done.

### Adjournment

There being no further business, the meeting was adjourned at 11:09 AM.

Respectfully submitted by Kelly Burch, LCAM Guardian Association Management