

Cumberland Circle Community Association, Inc.  
Board Organizational Meeting  
January 9, 2023  
Immediately following the Annual Meeting of the Members at 6:30 PM

Call to Order

The meeting was called to order at 6:42 PM.

Attendance, Roll Call, Determination of Quorum

Board Members present were Joanne Laframenta (President), Billie Groff (VP), Mimi Carr (Secretary), Victor Martinelli (Treasurer), Joe Gleason (Director), Rick Mulligan (Director), Marti Thorndike (Director), Loralee Hutchinson (Director), & Danny Lutz (Director). Quorum was established with all 9 board members present.

Residents in attendance: 20 Owners/Residents attended in person and signed in for the meeting.

Guardian Association Management Staff Present: Samantha Jackson, LCAM

Those in attendance introduced themselves and their title/Unit # in the community.

Reports of Officers & Committee Report by introduction:

- Billie Groff, Vice President – the community established a Crime Watch committee in April 2022 and the Association has taken steps recommended by Deputy Treywick (ACSO Crime Watch Program Coordinator) to boost security by installing security cameras and replacing the lock on the pool area in 2022. The Crime Watch meetings are held quarterly with the next meeting scheduled for Tuesday, January 17 @ 5:30 PM at the pool screen room. Residents of Cumberland Circle are welcome and encouraged to attend the Crime Watch meetings.

The Board and Deputy Treywick would like to remind residents to report suspicious activity to the non-emergency number for Alachua County Sheriffs Office by calling (352) 955-1818. Callers can remain anonymous.

- Mimi Carr, Secretary – Mimi reported that she has made the decision to step down from her position as Secretary effective following this meetings adjournment. She has served on the board for 20+ years off and on. She reports she assists by taking notes during meetings in addition to the CAM preparing the minutes. She is also a member of the Revitalization Committee established in 2022 and distributes meeting minutes to those residents that are unable to receive correspondence via email during her time as Secretary.
- Victor Martinelli, Treasurer – Victor prepared a November 2022 financial report (attached to these minutes). Since the revitalization is now complete, collections in past due accounts have been underway with management and the attorney's office. Victor recognized and thanked our Community Manager, Samantha Jackson, for her action in those efforts as more than \$15,000 in past dues have been collected since the Association was able to enforce collections in November 2022. Victor also reported 17 buildings in total have been re-roofed to include 42 Units total. There are 2 buildings left for 2022, 4 buildings in 2023, and 4 buildings in 2024 to complete the last of the roof replacements.
- Rick Mulligan, Director & Landscape – Rick reported that projects completed in 2022 included resealing and restriping the roads and parking areas within the community. He stated while landscaping is on-going, especially through the growing season, he is assisting with the painting projects for those buildings coming up and those completed. 2023 landscape to include the entrance where the large Oak tree was removed in 2022.
- Loralee Hutchinson, Director & Recreation: Loralee report that 2022 included installation of new lighting at the pool, security cameras, all pool safety equipment was updated, as well as other updates and regular maintenance. If anyone wishes to reserve the pool area or screen room for an event, i.e birthday party, book club, etc. Please contact Loralee directly at (352) 328-8822. In closing of the recreation report, Loralee stated that it's important to ensure the pool gate is closed securely when entering/exiting the pool pavilion. If you have trouble with the latch for any reason, feel free to call Loralee or another board member down to assist.
- Joe Gleason, Director & Rules – Joe reported that he assists in both landscape and building maintenance where his help is needed while addressing rule violations within the community.
- Danny Lutz, Director & Building Maintenance – Danny introduced himself as the newest officer on the Board and oversees building maintenance projects such as siding & deck repairs, fence repairs, wood rot, etc. Danny prepared a

summarized building maintenance report of completed 2022 projects as well as maintenance reports for the months of November & December 2022 (attached to these minutes). He reported recently surveying the property thoroughly and found several decks and steps that are of concern. In addition, several areas of sidewalks to be ground as they present a tripping hazard.

#### Old Business

The Board reminded those in attendance that the Association requires proof of homeowners insurance coverage to include an HO-3 policy (**not an HO-6**). The Board asks that all Owners ensure they have the correct HO-3 policy and send proof of same to our CAM, Samantha Jackson at [SJackson@GainesvilleGAM.com](mailto:SJackson@GainesvilleGAM.com).

#### New Business

Election of Officers: The 2023 officers were agreed upon by consensus and named as follows:

- Joanne Laframenta – President
- Billie Groff – Vice President
- Lisa Walters - Secretary
- Victor Martinelli – Treasurer
- Marti Thorndike - Director
- Rick Mulligan – Director (Landscaping)
- Joe Gleason – Director (Landscaping & Building Maintenance)
- Danny Lutz – Director (Building Maintenance)
- Lorelee Hutchinson – Director (Recreation)

Calendar:

January 17 @ 5:30PM – Crime Watch Committee Meeting at Screen Room

January 26 @ 6:30PM via Zoom – Board Meeting

#### Adjournment

With no further business, the meeting was adjourned at 7:37 PM.

*Respectfully submitted by Samantha Jackson, LCAM Guardian Association Management*