

Campus View North Condominium 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 27 2023

Noon

Zoom

Location

Video Conference

Call to Order

The meeting was called to order at 12:07 AM.

Attendance, Roll Call, Determination of Quorum

Owners present signed in, there were five (5) owners present, four (4) via zoom and one (1) 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 Chairman of the meeting

Gerry Kouri was named Chair of the meeting.

Reading and disposal of any unapproved minutes

Gerry made a motion to approve the minutes of the March 30th 2022 Annual Meeting. It was seconded by Brian and approved unanimously.

Reports of Officers

Jay reported that many maintenance item had taken place and the property looked great

Reports of Committees

No reports.

Election of Directors

Gerry reported that there were no owners that submitted their names for candidacy for the Board. The 2023 Board was announced as Jay Churba, Gerry Kouri and Dan Reich.

Unfinished Business

It was noted that the recycle bins had been downsized but one can still remained, and residents still put trash in it and overflowed it. Kelly was asked if it could be removed. Kelly reported that because it was considered a commercial contract recycling was required and the recycle container had to stay. She was asked to put out a notice to the residents that if the bin was full to please put the overflow in the dumpster. Brian Reich stated the pressure washing of the parking lot looked great, however, there were a couple cars that did not move and those spaces were still dirty. Kelly was asked to reschedule a date for the pressure washing company to come back

and schedule with those units to move their cars. She was also asked to obtain pricing on restriping the parking spaces and numbering the spaces. Dan Reich stated that hosing down the stairwells monthly did not achieve the goal of keeping the breezeways clean and Kelly was asked to obtain pricing to remove that from the monthly cost and obtain a price for pressure washing the walking surfaces quarterly. Kelly was asked to reach out to the towing company and ask them to discontinue booting cars and only tow vehicles from the lot.

New Business

There was no new business.

Adjournment

There being no further business, the meeting was adjourned at 12:35 AM.

Respectfully submitted by Kelly Burch, Guardian Association Management