

Ellis Park Community Association, Inc.

c/o Guardian Association Management
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Board Meeting

April 5, 2022

High Springs New Century Woman's Club
23674 West US Highway 27
High Springs, FL 32643
6:30 PM
Minutes

Location

The Links at Haile Plantation Clubhouse – 10000 SW 52nd Avenue, Gainesville, FL 32608

Call to Order

The meeting was called to order at 5:04 PM.

Roll Call/Certification of Quorum

Board members present were Barbara Anderson, Phillip Koon, Bob Selli and Barbara Shindle. A quorum was established. Representative present from Guardian Association Management was Kelly Burch.

Consideration of Minutes

The Board agreed by consensus to table the consideration of the meeting minutes as there were no minutes available from the last meeting with Vesta.

Committee Reports

- President: No Report.
- Treasurer: Bob Selli- Bob reported that there was a backlog of bad debtors when the owners took over the Association from the developer, there were only three as of the time of the meeting. One the Association was in the process of foreclosure on and the other two were being sent to the attorney. He stated that in 2017 the Reserve accounts had to be caught up and they had been brought from \$86k to \$200k with proper budgeting. There were only two holes left in the Reserves and those were the Pear Trees and the Playground Equipment. The Pear Trees were discussed at length with the options of trimming the tops out of them vs. removing them and planting a different type of tree. It was decided that more discussion was needed on the topic and to table the item. The playground equipment was also discussed at length and the issue was raised whether the equipment could be removed. Bob noted that to remove it and not replace it would take a vote of the entire membership, to replace the equipment only required a Board vote. Kelly was asked to look at pricing for toddler equipment and to send the previously obtained pricing from the files to the Board for the next meeting.
- Fines/Rules Committee: Kelly reported that inspections are being done monthly and the first letters had gone out to owners. She also noted that she had heard from several owners that they had taken care of the items that they had been cited for.
- Architectural Review Committee: Bob Selli – The Committee has scheduled to meet on the first Wednesday of each month with the first meeting to be held on April 6th.

Manager's Report:

Kelly Burch reported that she had been working with Vesta to get the remaining funds from their office. She had just learned that they had processed the Automatic debit payments to owners accounts and had reached out to Tom Kadel on the issue to find out the best way for them to refund owners.

Old Business

Review of Action Items:

- The spillway that spills over the concrete into the swale should be looked at by James Link with Alachua County while he is looking at the entrance to the community.
- The mailbox clusters can be removed, it will not be cost effective to make changes to the policy. The package boxes get left open with no key to them, Bob offered to check and report back to Kelly. Kelly was also asked to get a proposal to clean the mailboxes as they were all very dirty.
- Add sidewalk repairs to list, Bob will send over all areas that need to be addressed so that the County can be notified. Kelly was asked to find out what the County standard was for grinding vs. removal was. Phillip asked if he could obtain a release from the County to make the repairs to the area in front of his home himself.

New Business

Kelly was asked to communicate with Skyfrog that the weeding in the pool and entrance area was not adequate. Barbara stated that she had a group of friends that offered to cleanup the weeds at the pool area.

The Board was asked if Solicitors had a way to register to solicit in the community as they were telling some owner that they had done so. The Board stated that it was not done and there was NO soliciting, owners could call the police if they did not want them there.

Adjournment

There being no further business, the meeting was adjourned at 6:11 PM.

Respectfully submitted by Kelly Burch, Guardian Association Management