

Ellis Park Community Association, Inc.

c/o Guardian Association Management

10000 SW 52nd Ave, Gainesville, FL 32606

Telephone: (352)353-4812 / Fax: (352)562-7453

Kburch@GainesvilleGAM.com

Board Meeting

July 26, 2023

Conference Call

5:00 PM

Minutes

Location

Conference Call

Call to Order

The meeting was called to order at 5:00 PM.

Roll Call/Certification of Quorum

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

Consideration of Minutes

Barbara Shindle made a motion to approve the meeting minutes of November 14, 2022. Bob seconded the motion, and it was approved unanimously.

Old Business

None

New Business

Consider Proposing a Special Assessment to the Membership for Retention Pond Maintenance: Bob reported that the ponds spilled over after significant rain events. Alachua County measured the volume and found that each pond was approximately 12 inches out of compliance compared to what was permitted. It was explained that the ponds were built by the developer, and they were deeded to the Association. Maintenance responsibilities were outlined in the governing documents of the Association and were very specific that Association was responsible for all maintenance of the ponds. The Association hired engineer Stuart Cullen to review the County findings and he determined that excavation was necessary. The engineer wrote the specifications for the work and solicited bids from five companies. Bob made a motion to propose a Special Assessment in the amount of \$524,000.00 for excavation of the retention ponds. It was seconded by Barbara Shindle and approved unanimously.

Adjournment

There being no further business, the meeting was adjourned at 6:04 PM.

Respectfully submitted by Kelly Burch, Guardian Association Management