

GARISON WAY VILLAS OWNERS ASSOCIATION, INC.

Board Meeting
January 10, 2022
6:00 PM
The Links Clubhouse
10000 SW 52nd Avenue
Gainesville, FL 32608

Location

The Links Clubhouse, 10000 SW 52nd Avenue, Gainesville, FL 32606

Call to Order

The meeting was called to order at 6:14 PM.

Attendance, Quorum of Board Members

Board Member present were Sun-Min Oon, Michele Taylor-Caldwell, and Bill Woodward. Representative from Guardian Association Management was Kelly Burch. Quorum was established.

Reading of the minutes of the last meeting, or waiver

Michele made a motion to approve the minutes of the November 22, 2021 Board Meeting as written. It was seconded by Bill and approved unanimously.

Election of Officers

It was decided by consensus that the 2022 Officers would be as noted below.

President – Bill Woodward

Vice President – Su-Min Oon

Secretary/Treasurer – Michele Taylor-Caldwell

Outstanding Items:

Roof Proposals: The proposals from Holt Roofing and Keeler Roofing for the reroof of 3524 & 3532 were discussed. Kelly was asked to reach out to both companies and ask how long it would take to begin work after approval of a proposal. Additionally, it was requested that Keeler Roofing reduce the cost to be more competitive with Holt Roofing. Kelly was also asked to clarify that the roof above the garage was covered in the proposal. It was discussed that the Association was looking at the possibility of another special assessment to cover the cost of the roof work. Bill asked how to avoid special assessment in the future and properly plan for capital expenditures, Kelly strongly suggested a Reserve study be done to provide a base line for where the Association is at and should begin funding the Reserves. She was asked to obtain an updated cost for the study.

An inspection of the exterior of the buildings with the Board and Kelly was scheduled for 1/20/2022 beginning at 9:00 AM.

Adjournment

Being no further business, the meeting was adjourned at 7:32 PM

Respectfully submitted by Kelly Burch, CAM