

GARISON WAY VILLAS OWNERS ASSOCIATION, INC.

Board Meeting

December 12, 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 6:02PM.

Attendance, Quorum of Board Members

Board Members present were 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 October 24, 2022 Board Meeting as written. It was seconded by Bill and approved unanimously.

Old Business

Exterior Repairs: Kelly reported that the contractor had submitted an invoice for the exterior repairs. The Board agreed that the work was not up to par with what they expected and a walk through was scheduled for 12/19/2022. It was noted that the incorrect sheen of paint was used, paint was put on dirty surfaces, the trim that was replaced was white vs. beige and it didn't appear that all areas were caulked.

3532 Window: Kelly reported that the window at Unit 3532 had been evaluated and the contractor stated that the window panes were fogged and condensation was between the panes, however, they could not say whether the damage was caused by the leak. It was noted that the damage to be considered were the "rods" that allowed the window to go up and down. Kelly was asked to attempt to find a window repair person.

Irrigation: It was noted that the meter for the back irrigation was located in Bill's garage and he had paid the Association's water bill for some time. Kelly was asked to reimburse Bill \$1,800.00 for the cost of the water that he had paid over the last several years.

New Business:

Amendments to Documents: The amendments to the documents were discussed at length. Michele made a motion to propose the amendments to the membership and schedule the Annual Meeting for January 31, 2023 where a vote on the amendments would take place. It was seconded by Bill and approved unanimously.

Adjournment

Being no further business, the meeting was adjourned at 7:59 PM

Respectfully submitted by Kelly Burch, CAM