

## **GARISON WAY VILLAS OWNERS ASSOCIATION, INC.**

Board Meeting

April 24, 2023

6:00 PM

The Links Clubhouse

10000 SW 52<sup>nd</sup> Avenue

Gainesville, FL 32608 Location

The Links Clubhouse, 10000 SW 52<sup>nd</sup> Avenue, Gainesville, FL 32606

### Call to Order

The meeting was called to order at 6:00 PM.

### Attendance, Quorum of Board Members

Board Members present were Jason Phenicie, Michele Taylor-Caldwell. Representative from Guardian Association Management was Kelly Burch. Quorum was established.

### Reading and disposal of any unapproved minutes:

Michele made a motion to approve the minutes of the March 27, 2023 meeting as amended. It was seconded by Jason and approved unanimously.

### Old Business

Unit 3532 Window: Kelly reported that she had spoken with Whitfield Window on at least 4 occasions and it seemed as though they did not want to do the work, Su-Min offered to send the information on the manufacturer of the window for his unit.

Mulching: It was noted that the mulching had been completed with the amount of mulch that the budget allowed for. Unfortunately, to mulch the entire area it would require \$7,500.00 in mulch and the budget only allotted for \$3,000.00. The landscaper covered the front of the units and then did the back with a light layer.

Balcony Repairs: Kelly was asked to obtain the cost of an engineer to inspect all of the balconies. It was asked if the builder warranty covered any of the cost of the repairs, Su-Min reported he would look at the warranty information in his booklet and Kelly stated that she would look at Statute. Bill Woodward asked if he had to wait for all balconies to be inspected for his to be looked at. Kelly stated that his would be looked at ASAP and a scope of work put together for bids to be received.

### New Business:

Pressure Washing: Kelly stated that she had not received all the proposals to compare.

Exterior Inspection Bids: Kelly reported that she had received two proposals. Owners asked if those proposals were itemized on what they would look for and asked for a break down.

Other: Cliff Neubauer reported that shingles on his ridge cap had come off and there was mold in his attic that he wanted mold remediation.

Unit 3524: It was noted that papers had been placed on the door along with a new lock. Kelly reported that someone had contacted her stating they had purchased the Unit at auction and would be moving in soon. The owners present noted that they did not want to be responsible for repairs in the unit or structural repairs that were caused due to the negligence of the previous owners. It was noted that the amendments to the documents were done to help prevent those items and as soon as the amendments were recorded and received back from the attorney they would be published to the owners.

Kamaal Raad presented a "Roadmap to Reform" to the Board of Directors to review and requested a special meeting to discuss the items.

### Adjournment

Being no further business, the meeting was adjourned at 7:21 PM

Respectfully submitted by Kelly Burch, CAM