

GARISON WAY VILLAS OWNERS ASSOCIATION, INC.

Board Meeting

May 22, 2023

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 6:00 PM.

Attendance, Quorum of Board Members

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

Reading and disposal of any unapproved minutes:

Jason made a motion to approve the minutes of the April 24 2023 meeting as amended. It was seconded by Michele and approved unanimously.

Old Business

Unit 3532 Window: Kelly reported that she had a verbal bid of 2K to replace the window, she had been unable to find any company that would repair it. A recommendation for Anderson Windows was made
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 reported that the engineer stated specifications should be ready to provide to the contractor the following week on Bill Woodward's unit and the back courtyard wall between Bill and the Mendez unit. Burch also reported that she had spoken to the Association attorney briefly on the issue of whether there was a builder warranty of 10 years and it was recommended that a construction attorney be consulted. The Board of Directors agreed by consensus to consult with the attorney and a construction attorney to see if the builder was responsible for any of the structural issues that the Association was facing. Burch also noted that there was a settlement agreement reached between the Developer and the Association. She was asked to email a copy of that to the Board and post it to the Owner Portal.

Pressure Washing Bids: Burch presented proposals for soft washing. The Board asked for clarification on whether front porches, screen porches and gutters were included.

Exterior Inspection Reports: Burch reported that she had been provided with details of what was included from one company.

3482 Roof: Cliff asked for an update on the roof at his unit. Burch stated that she would contact the roofing company for an update the next day.

New Business:

Other: Michele read a statement to the owners which stated the work that the Board and management company had put into the Association. Discussion took place on funding of reserves and maintenance of the attached units vs the stand-alone units. It was noted that all owners are part of the same Association and it was necessary to work as one united team and find a way forward together.

Adjournment

Being no further business, the meeting was adjourned at 7:22 PM

Respectfully submitted by Kelly Burch, CAM