

GARISON WAY VILLAS OWNERS ASSOCIATION, INC.

Board Meeting

June 27, 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 6:00 PM.

Attendance, Quorum of Board Members

Board Member present were Michele Taylor-Caldwell, Su-Min Oon 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 May 23, 2022 Board Meeting as amended. It was seconded by Bill and approved unanimously.

Old Business

Building Repair Bids: The Board reviewed a proposal from Morales Restoration, LLC for repair to the middle wall between Bill and his neighbor. The Board asked Kelly to find out what would be different from the current design and the last design. Also, to update the bid to include a concrete slab.

Unit 3532 Water Intrusion: Kelly reported that no structural damage or mold was found in the unit when the wall had been opened. It was noted that during hard rains water still came in at the windows and Kelly obtained pricing for thermal imaging from Gator Leak at a cost of \$450.00. Michele made a motion to approve the cost of the thermal imaging. It was seconded by Bill and approved unanimously. Kelly also reported that the owners of 3532 requested that new windows be installed where the leak was when the water intrusion was stopped. Kelly was asked to obtain an opinion from a window company on whether new windows were necessary.

New Business:

2023 Budget Process: The Reserve Study was reviewed, and the amounts allocated to each reserve line item for 2023 was discussed. Kelly was asked to have Worthmann Roofing evaluate the roofs for the number of useful years left on the roofs.

It was suggested that a letter be put together for the owners to advise them at each of the meetings moving forward, the Budget for 2023 would be discussed and there would likely be an increase in the monthly fee or a special assessment to fund the reserve account. The goal of the letter would be to inform owners of the discussions and prompt participation.

Adjournment

Being no further business, the meeting was adjourned at 7:39 PM

Respectfully submitted by Kelly Burch, CAM