

GARISON WAY VILLAS OWNERS ASSOCIATION, INC.

Board Meeting

July 24, 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 6:04 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:

Su Min made a motion to approve the minutes of the June 26, 2023 meeting as written. It was seconded by Jason and approved unanimously.

Financial Report

Kelly provided an overview of the financials for the Association. As of July 24, 2023 there was \$3880.92 in the operating account and \$153,832.22 in the reserve account. The General Maintenance line item and the Legal Fees line item were the only ones that had been significantly overspent from the budget year to date.

Old Business

Unit 3532 Window: Kelly reported that she had looked at Lowes and Home Depot and they had many windows, she asked Jason to look to see which one would best fit with the one there.

Balcony Repairs: It was noted that the balcony was stabilized and the contractor was looking to see what needed to be done. It was asked if the work should be stopped until an opinion from the attorney could be rendered. Kelly was asked to touch base with the attorney. Kelly provided the cost from the engineer to provide the plans and scope of work to contractors. Michelle made a motion to proceed with the retainer for Mike Driscoll Engineering to move forward with the engineering on the wall between 3548 & 3548. It was seconded by Jason and approved unanimously. It was noted that the builder should be asked for help with the repair regardless of responsibility. It was also asked if block was a possibility for the new wall vs. hardiboard.

New Business:

2024 Budget Preparation: It was decided that each meeting moving forward would contain budget discussion until the budget was approved.

Other: Su-Min requested that the meeting packet pages be numbered so that he could more easily find items in the packet. It was reported that there were still vines growing on the back wall, mowing was still not being done by the Master Association in the strip of grass between the brick wall and the concrete retaining wall in the Master Association common area. Kelly reported that she would send another notice to Bosshardt. It was also noted that there were many cracks in the concrete block wall and that the Master Association should have it evaluated. Kelly stated that she would send a certified letter to the Master Association through Bosshardt. Su-Min stated that there was a cavity under his driveway and under the north side of his house. It was reported that the storm drain the roadway at the end of 74th was clogged.

Kelly stated that she would report it to Alachua County Public Works. Su-Min planted ground cover in his front mulch bed and stated that he did not want the landscape crew to cut it

Adjournment

Being no further business, the meeting was adjourned at 6:55 PM

Respectfully submitted by Kelly Burch, CAM