

GARISON WAY VILLAS OWNERS ASSOCIATION, INC.

Board Meeting
August 28, 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:

Jason made a motion to table the minutes of the July 24, 2023 meeting as written. It was seconded by Michele and approved unanimously.

Financial Report

Kelly provided an overview of the financials for the Association. As of August 28, 2023 there was \$700.00 in the operating account and \$154,287.27 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: Jason reported that he looked at the windows at Lowes and found that the size he needed was a special order. It was 70 inches and gridded. He stated that he would look at Home Depot and online.

Balcony Repairs: The Board agreed by consensus to proceed with obtaining the specifications and plans from the engineer on the balcony repairs needed at 3548. Kelly was asked to ensure that the balcony was stable for the anticipated winds of Hurricane Idalia.

Exterior Inspection Update: Kelly reported that the inspection report had been provided but she had not yet had the opportunity to review it. She was asked to have the landscape crew remove the vegetation away from the buildings and send a letter to the owners about items that were the homeowner's responsibility. It was noted that the Board and Kelly would look at the report and prioritize the noted items. Kelly was asked to check with a civil engineer about the cost to look at the erosion issue at Su-Min's Unit.

2024 Budget Preparation: It was noted that the Reserve Study called for \$51,205.00 to be put into the Reserve account in 2024. Kelly was asked what the lowest amount was that the Association could fund the Reserve account at due to the maintenance repairs that would be needed in 2024. She stated that she would find out. Kelly was asked to have a tree company come out to look at the trees in the community for trimming and ask the Master Association to look at the tree with the large limbs that hang over Bill's unit.

New Business:

It was reported that that the front irrigation may not work and that the mulch covers the front sprinklers.

Adjournment

Being no further business, the meeting was adjourned at 7:14 PM

Respectfully submitted by Kelly Burch, CAM