

GARISON WAY VILLAS OWNERS ASSOCIATION, INC.

Board Meeting
September 26, 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 6:05 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 August 22, 2022 Board Meeting as written. It was seconded by Su-Min and approved unanimously.

Old Business

Landscape Bids: Kelly reported that she had received bids for landscape services and presented them to the Board of Directors. The Board reviewed them and asked Kelly to obtain a few more to go over at the next meeting.

Building Repairs: Kelly reported that building repairs were underway from the exterior. Kelly was asked to touch base with the contractor and ask him not to block the drive to the rear of the building.

Unit 3532 Water Intrusion: Kelly reported that she had received information that the weeping holes on the 2nd floor windows of Unit 3532 needed to be caulked and she had instructed the contractor to make the repair.

2023 Budget Discussion: The 2023 Proposed Budget was discussed with the amount of the Reserves funded at 25k. Michele made a motion to propose a Special Assessment of 25k to fund the remainder of Reserve amount needed per the Reserve Study. Bill seconded the motion, and it was approved unanimously. The term of the Special Assessment would be decided at the Budget & Special Assessment Meeting.

Amendments to Governing Documents: The Board asked if there had been any updates on the amendments to the documents. Kelly reported that she had not gotten anything back from the attorney yet but she would follow up with him.

New Business:

Irrigation: Bill asked if the Association paid for reclaimed water as he had been paying for some but the Association was responsible for the irrigation in the front. Other owner's had concerns about the irrigation system in their front beds and Kelly stated that she would schedule an inspection with the irrigation company and would provide the owners with the times for their zones.

Speeding: Kelly was asked if a stop sign and speed limit sign could be put up in the back ally, she stated that she would reach out to the Master Association.

Adjournment

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

Respectfully submitted by Kelly Burch, CAM