

Millhopper Forest Homeowner's Association, Inc.
Board of Directors Budget Meeting
August 10, 2021
Video Conference
6:00 PM
UNAPPROVED
Board Meeting Minutes

Location

Video Conference

Call to Order

The meeting was called to order at 6:03 PM.

Attendance, Roll Call, Determination of Quorum

Board members present were Penny Bugos, Tracy Connors, Sig Freund and Jeff Hyatt. Gary Jones joined later in the meeting. A quorum was established. Representative present from Guardian Association Management was Kelly Burch.

Consideration of Minutes

Penny made a motion to approve the minutes of the June 8, 2021 Board Meeting as written. It was seconded by Sig and approved unanimously. Penny made a motion to approve the minutes of the July 12, 2021 Board Meeting as written. It was seconded by Sig and approved unanimously. Penny made a motion to approve the minutes of the July 29, 2021 Emergency Board Meeting as written. It was seconded by Jeff and approved unanimously.

Reports of Officers

None

Unfinished Business

Tree Trimming: Kelly reported that she had appointments later in the week to meet onsite with two companies, Penny volunteered to meet with her as there was additional tree work that she would like to add to the list. Sig noted that there were 2 trees on 52nd that were low hanging that should also be addressed.

Ponding Area Three & Drainage: Gary gave a synopsis of events up to the date of the meeting with regard to the water levels and the plans for pumping and long-term maintenance. He stated that owners were eager to begin the pumping of Ponding Area Three, however, at the direction of the Engineer, Sergio Reyes, they needed a small window of little to no rain and that pumping had started that morning. The goal was to pump 12 inches out of Ponding Area Three into Millhopper Cove to provide some relief to the property owners that surrounded Ponding Area Three. It was noted that Alachua County had given permission to the HOA to pump 12 inches out of Ponding Area Three. Gary also explained that he drafted a letter that was emailed out to all owners that provided an email address to GAM which detailed what the temporary and long-term plans were for the retention basins and Ponding Area Three. The long-term plan for Ponding Area Three was to dig a trench to the outflow structure which would allow the water in the pond to reach it creating positive outflow. The hope was that the area would be dry enough for equipment to enter it in approximately September. There was discussion regarding the lowering of the outflow structure, however, the Engineer did not think that the County would approve that as it would create too much water discharge into Huntington. Gary also noted that even with the long-term measures that the HOA planned to implement, water would still likely stand in the backyards of the homes surrounding Ponding Area Three in the buffer area as indicated on the Plat map. He reported that all of the other retention basins would be cleaned out by removing trees and silt where possible and that Sergio was putting together a plan and would be coordinating closely with the County for all approvals necessary. Jeremy reported that the pump had been running for approximately 5 hours and the water level had been lowered by ½ an inch. Diana Bright requested information on how the 12-inch mark was calculated and was informed that the County provided that number as the mark that could be pumped out. She also noted that her preference for maintenance would be to have the outfall structure going into Huntington lowered so that water could flow easily out of Ponding Area Three. Gary assured her that the HOA was doing everything in its power to find permanent solutions and was making temporary solutions by

pumping but also noted that pumping could not be done each time that the pond filled up. He noted that the Board was listening to the professional advice of the Engineer and had to adhere to the County. Diana stated that she would not object to contributing additional funds to pump. Jeremy offered to meet with Sergio and the County to discuss the permanent solutions. Tracy requested a cost estimate from Jeremy on a new pump, Jeremy advised it would be approximately \$3,000.00. Tracy also asked if a pump would be available next week after a tropical storm passed over the weekend. Jeremy noted that it could not be guaranteed. Tracy stated that there should be some additional conversation regarding the owners effected by the water in Ponding Area Three purchasing a pump. It was noted that there were several items to be considered in conjunction with that item such as, where to store who, who would operate it, the County has not provided an open-ended approval to pump – Huntington could flood if too much water is pumped into Millhopper Cove. Tracy pointed out that over the last 20 years Ponding Area Three has filled in with silt and debris and likely does not have the same capacity as it once did. It was noted that Sergio would bring up that issue with the County.

New Business

Depression at 5004 NW 58th Street: A depression was located in the ground near a manhole cover at the address noted by the landscape crew. The hole is located in a drainage easement that is the responsibility of the Association. The previous owner put in an additional drainage system that tied into the stormwater system to keep their front yard from flooding and it was done professionally. Whether the cause of the issue was from the initial HOA stormwater system or the previous owners tie in remained to be seen, however, a verbal reported provided by Geohazards indicated that it was not a sinkhole. Because the hole was in an easement that the HOA was responsible for, Gary provided Kelly authority to contract with Geohazards to investigate the reason for the depression. The written reports was anticipated by the end of the week and when it arrived the Board would take further action. Tracy requested clarification on whether Geohazards would complete the repairs and he was told that a different company would likely make the repairs.

Other: Gary informed Kelly that the LaRue's were having trouble with the Bluetooth codes for the gate. She informed him that she had deleted the codes that were in the system for them earlier that afternoon and would email them new ones, copying him on the email. It was noted that most owners have to pull to the callbox side of the gate when using the Bluetooth app.

Gary asked what line item the pumping would be pulled from. Kelly stated that it would come from Miscellaneous. Tracy thanked everyone for their attendance and participation at the meeting.

There being no further business, the meeting was adjourned at 7:19 P.M.