

Millhopper Forest Homeowner's Association, Inc.
Board of Directors Meeting
August 21, 2019
Millhopper Branch Library
3145 NW 43rd Street
Gainesville, FL 32606
6:00 PM

Minutes

Location

Millhopper Branch Library, 3145 NW 43rd Street, Gainesville, FL 32606

Call to Order

The meeting was called to order at 6:01 PM.

Attendance, Roll Call, Determination of Quorum

Board members present were Tracy Connors, Rob Edmunds and Gary Jones. A quorum was established. Representative present from Guardian Association Management was Kelly Burch

Consideration of Minutes

Rob made a motion to waive the reading and approve the May 22, 2019 Board Meeting minutes. It was seconded by Tracy and approved unanimously.

Appointment by the Board of the two new Board Members

Tracy made a motion to appoint Penny Bugos and Sig Freund to the Board of Directors. Rob seconded the motion and it was approved unanimously.

Discussion of rules for Golf Carts used on the streets in Millhopper Forest

It was noted that there was no prohibition of golf carts in the governing documents for the community. Lengthy discussion took place on what actions were allowed per Statute on public vs. private roads and how the owners present felt the community should proceed with rules on the issue. Several suggestions were made including the adoption of Rules and Regulations, allowing Alachua County Sheriff's Office to enforce traffic laws, do nothing, a public relations campaign, additional speed and stop signs, turn the roads over to the county and speed bumps. Tracy made a motion to send a letter to the owners of the property with a golf cart citing Florida law and citing legal, lawful operation of golf carts. There was no second to the motion. Penny made a motion that Gary put together a draft of Rules and Regulations for Millhopper Forest that comply with the traffic rules of Alachua County and the State of Florida. Sig seconded the motion and it was approved unanimously. It was decided by consensus that a strongly worded letter be sent to the owners and the resident of the property via certified mail that currently drives the golf cart informing them of the issue.

Dock Repair

Gary provided an estimate from J.M. & Associates for the removal and replacement of the deck boards at the dock. He noted that Tracy had previously flipped and stained/painted all of the deck boards and they had reached the end of their life. The pros and cons of Trex decking were discussed and it was decided that wood should be used based on the strength needed to span the length of the dock. Rob volunteered tear off, replace and stain the deck boards. Gary made a motion to reimburse Rob for any materials used on the dock. Tracy seconded the motion and it was approved unanimously.

Ratification of ARC Requests

5246 NW 57th Terrace – Reroof: It was decided by consensus that the roof was approved.

5753 NW 52nd Place – Solar Attic Fans: The Board requested pictures of the fans to be placed on the roof prior to approval.

General Maintenance Issues

- a. Water Issues – Ponding in area 3: Gary reported that Sergio Reyes with eda had completed survey elevations of ponding area 3 as well as all the homes surrounding ponding area 3. All of the homes were built with foundations above the 100-year flood level; however, the properties were subject to flooding. He suggested that lower the drain inlet on the Huntington property by 6 inches, remove the berm and cut a swale to help with the drainage of water in the ponding area or use a pump but noted that those were only temporary solutions as the pond was functioning as it was designed. The next step in the process with eda was to have a drainage study completed and look at capacity of the pond, find out if silt at the bottom of the pond needed to be dug out, etc. Penny made a motion to proceed with the pumping of the pond for no more than \$1,500.00 to lower the water level 4 inches. It was seconded by Rob and approved unanimously. It was decided that Rob would look at prices of a pump to purchase for the community as Diana and Harry Bright offered to store one in their garage.

Status of new entry system at the Gate

- a. Addition of a Blue Tooth option for entry gate system: Gary reported that the new gate system was operational and appeared to be functioning well. He reported that the Blue Tooth option was an additional \$200.00. Tracy made a motion to proceed with Blue Tooth. It was seconded by Penny and approved unanimously.

There being no further business, the meeting was adjourned at 8:00 P.M.