

Cumberland Circle Community Association, Inc.
Board Meeting Minutes of
March 23, 2023 @ 6:30 PM via Zoom

Call to Order

The meeting was called to order at 6:38 PM.

Attendance, Roll Call, Determination of Quorum

Directors present were Joanne Laframenta (President), Billie Groff (Vice President), Victor Martinelli (Treasurer), Joe Gleason (Director, Rules), Rick Mulligan (Director, Landscape), Lorelee Hutchinson (Director, Recreation), Danny Lutz (Director, Building Maintenance), and Marti Thorndike (Director). Quorum was established with 8 of 9 board members present.

Absent: Lisa Walters (Secretary)

Residents present: David Pokorney (1594) and Eugenia Cunningham (1675)

Guardian Association Management Staff Present: Samantha Jackson, LCAM

Consideration of Minutes: Billie made a MOTION to approve the February 23, 2023, Board Meeting minutes as written. It was seconded by Lorelee and approved unanimously.

Reports of Officers:

- Joanne LaFramenta, President – If any owners are interested in joining a committee to research cluster mailboxes for the community, please contact Joanne. The committee investigating the Hickory tree did not meet since the last February board meeting-Hickory tree report was tabled for April.
- Billie Groff, Vice President – Reminder that the next Crime Watch meeting is still set for March 28 @ 5:30 PM with new representative with Gainesville Police Department.
- Lisa Walters, Secretary – absent, no report.
- Victor Martinelli, Treasurer – Victor prepared a February 2023 financial report (attached to these minutes). February reflects a portion of the credit from GRU following January's meter reading error. Victor is working with Samantha and the attorney on past due accounts.

Standing Committee Reports:

- Landscape – Rick prepared a landscape report (attached to these minutes). Discussion was held concerning the landscape proposals for the area where the large Oak tree fell. SkyFrog provided a proposal and quote to include (2) 15-gal maples and 3-gal hollies for \$5,083.00. Discussion was held to purchase bigger maples board members present would like them to be taller. Victor made a MOTION for Rick and Joe to move forward with the first phase of the project and contact SkyFrog to purchase the hedge and the 2 maples as they will need more time to get established once planted. Rick and Joe will get discuss cost of bigger maples with Skyfrog and move forward if it does not significantly increase the cost. Billie seconded the MOTION and it carried unanimously. Phase 2 for other plantings will begin soon.
- Recreation – April 15 there will be a neighborhood party. Please mark your calendars. More information & flyers will go out soon. The back gate of the pool has been changed. The front lock at the pool will be changed within the next week. Then the recreation court lock will be changed. The new code is 1590.

- Rules – Joe Gleason - No report.
- Buildings – Danny Lutz prepared a building maintenance report (attached to these minutes). Sidewalk repair at north court has been completed. Painting of buildings to include Units 1627-29 and building 1631-33 will likely start May 1. Repairs need to be completed before painting can be done. North Florida is the best estimate of the 4 proposals that has come in. With North Florida completing the painting and Morales Restoration completing the repairs, both buildings can be completed this year at a cost of \$12,700.00 for one & \$11,000.00 for the other total with repairs and paint. Danny is also working on getting estimates for gutter repairs as some need to be replaced and several need new leaf guards. The fencing has been greatly delayed as the vendor continues to postpone the start date. Danny is investigating other companies and bids to get the fencing work started as soon as possible. Several areas of sidewalks also need to be repaired. Total cost is \$3,300 for the 39 cracks and 6 areas that need concrete replacement. Rick made a MOTION to move forward with the sidewalk repairs. Billie seconded the MOTION and it carried unanimously.

CAM Report:

Samantha reported there has been excellent response from owners in turning in their proof of insurance. Samantha is tracking them in the Tops software with policy numbers and expiration dates and is able to provide a generated report with the information to the board. The deadline is March 31 at which time enforcement will begin to those that have not submitted their information.

Old business:

New Business:

- 1626 ARC request – Marti submitted a request and drawing for a patio with pavers. Rick made a MOTION to approve the request as submitted. Billie seconded the motion and it carried unanimously.
- 1633 has furniture outside that has been there for a few weeks. Samantha was asked to send a letter to the resident and owners that it must be removed within 10 days or the Association will remove it and bill the owner account.

Calendar:

- April 15 – Neighborhood party (more details to come)
- April 27 @ 6:30 PM – Board Meeting

Adjournment

With no further business, the meeting was adjourned at 8:02 PM.

Respectfully submitted by Samantha Jackson, LCAM Guardian Association Management