

Tillman Acres Homeowners Association, Inc.
Board of Directors Organizational Meeting
January 26, 2022
7:00 PM
Minutes

Location

High Springs New Century Women's Club, 23674 West US Highway 27, High Springs, FL 32643

Call to Order

The meeting was called to order at 7:20 PM.

Attendance, Roll Call, Determination of Quorum

Board Members present were Ed Hartin, Daniel Mahin, Pat Parrish and Alicia Phillips. Representative present from Guardian Association Management was Kelly Burch. Quorum was obtained.

Reading/Approval of Minutes of Last Board Meeting

The Board agreed by consensus to approve the meeting minutes of the December 15, 2021 Board meeting.

Old Business

None

New Business

Nomination and Election of Officers: The Board agreed by consensus that the 2022 Officers be as noted below.

President – Pat Parrish

Vice President – Daniel Mahin

Secretary/Treasurer – Alicia Phillips

Director – Wilson Steen

Discussion regarding Bridlewood: Pat reported that he attended the last meeting of the City in Fall. It was noted that the city wanted larger Lots than the ones originally proposed, and the developer was supposed to come back with additional amendments. Par stated that he had not noticed much activity on the property behind Tillman acres, however, homeowners had seen land surveys taking place. It was noted that there were two entry points on the map through Tillman Acres at NW 162nd and 214th for connection points and Pat mentioned that gates for commercial vehicles may be brought up to the city for discussion to keep traffic down throughout the community. The fact that the streets were public, city owned roadways was discussed. It was noted that each owner in Tillman Acres had to voice their concerns and show up to the meetings with City Council. It was discussed that High Springs couldn't handle the vehicle traffic, although the new community was supposed to include the building of a new school, a police department sub-station and a new fire station. It was mentioned that Tillman Acres may be forced to go on City water when Bridlewood was completed, that was speculation though. Nick Doyle offered to set up a communication app for owners and send it to Kelly for disbursement to owners.

Discussion on Fiber Internet: Nick Doyle reported that he lived in the back of the community and the speed of the internet that he received was very low. He also noted that some owners could not even receive Windstream services as the box at the roadway was full and they couldn't accept any new customers. Nick had spoken with a representative at Windstream about a buildout of Fiber Optic for the

community. That would entail digging small paths through community in the utility easements of the yards to install the necessary fiber optic cables so that each owner would have the capability to sign up for fiber optic service if they chose to do so. The cost to the Association for the build out would be \$12,345.00 and would be a one-time fee. The Board asked Kelly to send additional information to them regarding the service.

Other: Fine Appeals Committee – Kelly reported that the Association had sent letters to a few owners regarding the condition of their homes. The governing documents and Florida Statute allow the Association to fine owners that do not comply; however, each owner must be allowed the opportunity to be heard by a Committee of at least three owners that were not on the Board or related to the Board. Bobbie Frank, Bruce ?? and Nick Doyle volunteered and were appointed by the Board.

There being nothing further, the meeting was adjourned at 8:31 PM