

Tillman Acres Homeowners Association, Inc.  
Board of Directors Meeting  
October 29, 2019  
Board Meeting  
7:00 PM  
Minutes

Location

Parrish Residence, 24853 NW 160th Ave, High Springs, FL 32643

Call to Order

The meeting was called to order at 7:04 PM.

Attendance, Roll Call, Determination of Quorum

Board members present were Ed Hartin, Daniel Mahin, Pat Parrish and Alicia Phillips. A quorum was established. Representative present from Guardian Association Management was Kelly Burch.

Reading/Approving Minutes of Last Meeting

Ed read the minutes of the September 5, 2019 meeting. Daniel made a motion to approve the minutes as written. It was seconded by Alicia and approved unanimously. Ed read the October 22, 2019 meeting. It was noted that two changes needed to be made. Pat made a motion to approve the minutes as amended. It was seconded by Daniel and approved unanimously.

Treasurer's Report

Alicia presented the Treasurer's report stating that the balance was \$24,318.74 which included the reserve amount and CD. There were no deposits received during the month of October and there are still outstanding owners. The attorney has two accounts that have liens in place and one that they are awaiting authorization to file a lien. It was noted that the PO Box was paid through October of 2020. Pat made a motion to approve the Treasurer's report. It was seconded by Daniel and approved unanimously.

ARC Requests

Lot 40: Privacy Fence Installation – The owner requested to replace the existing chain link fence with privacy fence. The Board approved the request by consensus and it was reported that the fence installation had been completed on October 28, 2019.

Lot 43: Three (3) Car Garage – Plans were reviewed for an addition of a three (3) car garage. This request was tabled as additional information was needed from the owner, specifically the setbacks for the property.

Lot 46A: Shed Installation – The owner requested permission to install a shed on the property. The Board requested additional information from the owner, specifically a site map indicating placement and noting the setback for the septic system and the well. They also noted that aluminum siding was not permitted.

Old Business

2020 Budget: Kelly provided a draft of the Proposed 2020 Budget. The Board requested that it be emailed to them but after a quick review it stated that it looked like a good draft and only a few changes would need to be made. Ed requested that Kelly contact the High Springs Library and schedule the Budget Meeting for a date in early December and the Annual Meeting for early January.

There being no further business, the meeting was adjourned at 8:28 PM