

Tillman Acres Homeowners Association, Inc.  
Annual Meeting of the Members  
August 16, 2023  
7:00 PM  
Minutes

Location

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

Call to Order

The meeting was called to order at 7:09 PM.

Attendance, Roll Call, Determination of Quorum

Board Members present were Ed Hartin, Daniel Mahin, Alicia Phillips and Wilson Steen. Quorum was established. Representative present from Guardian Association Management was Kelly Burch.

Reading of the Minutes of the Preceding Annual/Members Meeting

Daniel Mahin made a motion to approve the minutes of the January 26, 2023 Board Meeting. Ed Hartin seconded the motion and it was approved unanimously.

Old Business

N/A

New Business

Covenant Enforcement: It was noted that there were several violations that needed to be addressed.

1. Wendy Hunter -15857 NW 249<sup>th</sup> Terrace – There was a car on jacks.
2. Send certified to temporary structure.
3. John Colundjia 15915 NW 249<sup>th</sup> Terrace – Back yard had not been mowed all year.
4. Timothy Owens – 24552 NW 160<sup>th</sup> Ave – There was a boat in the driveway.
5. Elena Lamb – 16057 NW 243<sup>Rd</sup> Way – Next door to Birkle they have fence boards down.
6. Randall Birkle – 24284 NW 160<sup>th</sup> Ave - There are fence boards down.

HOA Perimeter Fence to be painted: Kelly was asked to have the fence painted and the vegetation cut off of it. Additionally, she was asked to contact FDOT and let them know the trees along SR 45 were dying and dropping limbs onto the fence.

Mowers & Flower Bed for HOA: It was reported that the irrigation well did not get any power to it so the cleanup day for the front beds could not take place. Kelly was asked to have the well evaluated for what was needed. It was also reported that that the lawn company was placing sticks behind the wall again. Wilson stated that Nick Doyle was obtaining proposals for lawn service. Ed reported that the tree company did not pick up the limbs after the tree was cut down.

HOA Insurance – Does it Cover GAM: Kelly reported that the HOA insurance listed GAM as an additional insured, but that GAM carried its own coverage.

Communication with Management Company: Ed reported that the Board did not receive feedback after the community inspections, and they would like to receive the report after each inspection. Kelly asked that the Board copy Amber on all emails to ensure that Amber would help follow up on tasks.

There being nothing further, the meeting was adjourned at 8:20 PM