

The Cottages at Millhopper Forest Homeowner's Association, Inc.
Annual Meeting of the Members
January 20, 2016
Office of Guardian Association Management
Santa Fe College Center for Innovation & Economic Development\
530 West University Avenue, Gainesville, FL 32601
6:00 PM

Minutes

Location

Office of Guardian Association Management, Santa Fe College Center for Innovation & Economic Development, 530 West University Avenue, Gainesville, FL 32601

Call to Order

The meeting was called to order at 7:37 PM.

Attendance, Roll Call, Determination of Quorum

The roll was taken by sign-in sheet; proxies were certified. There were fifteen (15) members present; six (6) in person and nine (9) via proxy. A quorum was established. Representatives present from Guardian Association Management were Kelly Burch and Tom Eaton.

Proof of Notice of the Meeting or Waiver of Notice:

Proof of notice of the meeting, a signed notarized affidavit that notice of the meeting was mailed or emailed to all owners, was presented and accepted by consensus.

Reading and Disposal of any Unapproved Minutes

Rita Sutherland made a motion to waive the reading and approve the minutes of the January 21, 2015 Annual Members Meeting. Barbara Johnson seconded the motion and it was approved unanimously.

Reports of Officers

Steve Scanlan - Steve reported that in the last year the landscaping company, J.M. & Associates had taken over the duties of inspecting and making necessary repairs to the irrigation system. They completed a through system check in 2015 and found problems that had existing long term and corrected them. They also drew out the entire system and will over a map of the system as soon as the irrigation is complete in the homes that being built currently.

Chuck Goad – No Report

Reports of Committees

N/A

Election of Directors

An election was held by written ballot. The newly elected 2016 Directors in alphabetical order were announced as: Rita Sutherland and Alice Wheeler. Chuck Goad remain on the Board as his terms did not expire this year.

Over →

Unfinished Business

- An enclosure is needed for the well on 57th Terrace. Management was asked to look in the records for bids obtained by the previous management company and obtain other bids if necessary.
- It is still unclear if the fences in the rear yards that border the community belong to the property owner on which the fence sits or if the Association is responsible for maintenance. Management was asked to investigate.

New Business

- It was noted that there are significant weeds in the plant beds and some owners would like to have weeds pulled from the beds or sprayed more often. The landscaping contract was discussed and it was noted that it is not in the contract to pull the weeds but it could be discussed to add to the contract if the owners wanted to pay additional for that service. It was also noted that many yards need adequate mulch to help keep weeds at bay.

Adjournment

There being no further business, the meeting was adjourned at 8:09 PM.

Respectfully submitted by Kelly Burch, Guardian Association Management

Approval: _____