

Oak Ridge at High Spring Homeowners' Association, Inc.

c/o Guardian Association Management
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Board of Directors Organizational Meeting Minutes

January 9, 2024

High Springs New Century Woman's Club

23674 West US Highway 27

High Springs, FL 32643

6:30 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 6:32 PM.

Roll Call/Certification of Quorum

Board Members present were Dick Brodbeck, David John, and Lois Cowen. A quorum was established.

Owners present signed in. Representative present from Guardian Association Management was Kelly Burch.

Review and Adoption of Agenda Items

Dick made a motion to adopt the agenda as presented. It was seconded by Lois and approved unanimously.

Consideration of Minutes

Lois made a motion to approve the minutes of the November 24, 2023, Board meeting as written. It was seconded by Dick and approved unanimously.

Committee Reports

- ARC: Ian was not present, Kelly provided the report and stated that there were no pending ARC requests.
- Budget: Dick reported that the Association year-end financials had been reviewed and the Association was doing well and had operated within the budget. He noted that the budget did not change from 2023 to 2024 and that expenses washed from line item to line item. He noted that he asked Kelly to send all notices in the mail vs email. He also stated that residents will get notices as well as owners.
- Kelly to send all notices in the mail. Residents will receive notices as well as owners.
- Fining & Rules: Tom Storey reported that inspections were done the first week of each month and letters were sent within a few days of each inspection.
- Nominating: It was noted that the Committee would remain the same as appointed by the Board.
- Social Committee: The Social Committee reported that they did a few new things in 2023. The first community event was scheduled for March 8, 2024. It was stated that the entire year was being planned and that newsletters would be sent out quarterly. The Christmas decorating contest was a hit, and the Committee stated that they wanted to add a Halloween contest.

Old Business

- Kelly provided a proposal for nine (9) towing signs to be placed strategically along 192nd Terrace. The Board approved the cost of the signs and Kelly stated that she would mail a postcard to all owners alerting them to the towing that would take place beginning February 1st, 2024, for any vehicle parked

on the common area. It was noted that two owners and the management company were allowed to call into the towing company to have vehicles towed and that those owners would remain anonymous.

President's Report

- Dick stated that he continued to receive complaints about owners that did not pick up after their pets or that let their pets run off leash. He stated that if owners knew where the dogs lived the management company could send a notice to the owner and they could be fined. Additionally, homeowners could contact code enforcement to report the issue. Dick also reported that the sidewalk in Phase one had been roped off due to an issue with the building department and the homeowner and a permitting issue. Kelly had reached out to the city to find out if a final inspection had been scheduled for the driveway and fence so that the sidewalk could be opened again but noted that the city had not gotten back to her. Dick reported that there were three accounts at the attorney for collection of dues.

New Business

- The 2024 meeting dates were announced as April 9, 2024, July 9, 2024, November 12, 2024 and January 14, 2025

Owner Comments

Celeste Beck reported that there was a basketball hoop with straight post that made it difficult for vehicles to pass on 192nd Terrace that she would email the address to Kelly.

Adjournment

There being no further business, the meeting was adjourned at 7:08 PM.

Respectfully submitted by Amber Alexander, Guardian Association Management