

GARDENS HUNT CLUB HOMEOWNERS ASSOCIATION, INC

BOARD OF DIRECTORS ORGANIZATIONAL MEETING

PLACE: Sea Breeze Community Management Services

4227 Northlake Blvd. PBG

June 11, 2018

OFFICIAL MINUTES

The Meeting was called to order at 6:01 p.m. by Bryan Cook.

Directors Present: Bryan Cook, Brian Fansler, Jeff Rembaum, and Chris Towns

Directors Absent: Karen Lampe

Directors Resigned: John Petroff – resigned at the end of the meeting.

Management Present: Laura Carlisle LCAM

The Board reviewed the Minutes from the May 14, 2018 Board of Directors Meeting.

MOTION: Bryan Cook made a motion seconded by John Petroff to approve the Minutes from the May 14, 2018 Meeting.

The motion carried 4-0.

John Petroff submitted his resignation to the Board of Directors. The Board discussed the resignation and suggested appointing Brian Fansler to the Board.

MOTION: Bryan Cook made a motion seconded by Chris Towns to accept John Petroff's resignation and to appoint Brian Fansler to the Board as the Treasurer. The motion carried 4-0.

The Board reviewed the Month End Financials.

The Board discussed the Legal Updates. Management will send an email to the attorney asking that they draft a letter to Ballen Isle in regards to the damage done to the properties in the community by their landscapers.

Management is seeking bids for the replacement of the breaker box. It was suggested that the box be replaced with stainless steel.

The Board discussed the work done on the sidewalks. John Petroff volunteered to work with Karen Lampe to do the walkthrough with the contractor before payment goes out.

MOTION: Bryan Cook made a motion seconded by Jeff Rembaum to appoint John Petroff to the sidewalk committee.

The motion carried 4-0.

The Board discussed the playground project. The Board reviewed the bids for the project. Management was asked to get some referrals of other communities that A&A has worked in and to provide photos. The Board is planning to decide at the July meeting.

Superior Sprinklers has done a water test on all the islands and was able to find that the islands do have water. Jeff Barbieri gave an update that if there is an opportunity to use electric, otherwise, the association should consider solar. When Jeff receives more information, he will provide it to the Board.

The Board discussed the quote from Only Trees #5786 in the amount of \$1850. The Board asked that Only Trees provide a proposal for the root removal as well. The owners where the tree is located has offered to split the cost of the removal with the association.

Marcie from Consultants Communications provided a proposal for the association's cable and internet plan and presented them to the Board. Proposals from Comcast, Blue stream and Hotwire were presented. The Board asked for some adjustments and she will get those numbers to the Board.

There being no further business the meeting was adjourned at 7:15 p.m.

Respectfully submitted by:

Laura Carlisle, LCAM

On behalf of Gardens Hunt Club HOA