

**Minutes of the
Haile Village Center Owners Association, Inc.
Board of Directors Meeting**

**February 23, 2022
APPROVED**

Haile Village Center Owners Association, Inc. Board of Directors meeting was held via Zoom, Meeting ID: 84808663297, Password: Leland.

Board Members Present: Jeff Price, Linda Gogan, Tom Black, with Dave Worthy and Mark Fraser joining later

Leland Management: Carrie Gailfoil, CAM

Owners present: Jan Benet, Mr. Alvaro, Jessica Thompson, Cathy Jackson-Williamson, Wendy LaPointe

I. Quorum and Call to Order

- The meeting was called to order at 4:03 p.m. by Jeff Price with 3 Board members present

II. Consideration of Minutes

- On a MOTION by Tom Black, second by Linda Gogan, the minutes of Board of Directors meeting held 1/19/2022 were unanimously APPROVED as submitted.
- On a MOTION by Tom Black, second by Linda Gogan, the minutes of Board of Directors Organizational meeting held 1/19/2022 were unanimously APPROVED as submitted.

III. Treasurer's Report

- Report presented by Tom Black

IV. Management Report

- Report presented by Manager, Carrie Gailfoil

V. Owner Comments

VI. Unfinished Business

A. Mulch proposals for Day Lilly Park: Brightview, Lawn Enforcement, Landscapers, Inc., West Farms

- Disclosure: The Owner of Landscapers, Inc. is a current tenant and neighbor of HVCOA Board of Directors President, Jeff Price
- On a MOTION by Jeff Price, second by Dave Worthy the proposal from Landscapers, Inc. was unanimously APPROVED in the amount of \$3,818.00

B. Amazon Hub Locker - update

- Linda Gogan has contacted Amazon regarding possible installation of a Hub Locker in the Haile Village Center. She expects to be able to provide an update at the next BOD meeting
- Jeff Price has measured the space needed for a Hub Locker and spoken to our mail carrier. USPS would need to remove one of the portable mailbox stations that contains extra mailboxes for deliveries. 1 free-standing dual mailbox would be placed outside of the Postal Center (pending ARB approval) that would accept Outgoing and Misdirected mail

VII. New Business

A. Agenda

- On a MOTION by Dave Worthy, second by Linda Gogan it was unanimously APPROVED to adopt Resolution 002-2022 (attached)

B. MRTA – July 7, 2051

- As required by Florida Statute 720.303(2)(2) the BOD discussed the relevant date of the next required MRTA filing which must be recorded on or before July 7, 2051 per Brad Tropello, Attorney.

C. 5216-C SW 91st Terrace – sign request decision discussion

- President called twice for anyone to speak on the request for the BOD to review the prior decision of the ARB to deny the sign request submitted by the tenant of above stated address. No one spoke. On a MOTION by Jeff Price, second by Dave Worthy it was unanimously APPROVED to uphold the ARB's decision for denial of the sign request. After the vote had been taken, Cathy Jackson-Williamson (representative from Strategic Property Holding Group) asked if the Board would reconsider at a future meeting since the tenant was not present. Board agreed that the denial would stand.

D. Insurance – General Liability, Property and Directors & Officers

- On a Motion by Dave Worthy, second by Tom Black it was unanimously APPROVED to ratify the prior actions of the President in securing the above-mentioned policies and adopt Resolution 001-2022 (attached)

- General Liability – Aspen - \$79,695
- Directors and Officer – Chubb McGowan - \$5,044.97
- Property – RennaisancRE Specialty - \$980.50

- Total - \$85,720.47
- Budgeted - \$104,796

- Remaining in budget - \$19,075.53

- Tom Black requested to confirm coverage for the following: pergola, fountain in the Square, Gazebo, and all entrance signs. Manager will confirm coverages with Agent.

E. Maintenance Staff – hiring of 3rd maintenance staff member

- On a MOTION by Jeff Price, second by Dave Worthy it was unanimously APPROVED to hire a third maintenance staff member to replace the maintenance staff member that is no longer employed by HVCOA as of January 2022. The hours of this staff member will be as follows: 8 hours/per day on Mondays and Fridays, 4 hours/ per day on Wednesdays.

F. Condo Maintenance

- Concerns were discussed regarding maintenance issues with the Village at Haile Condo Association (VAHC) buildings. Mark Fraser (HVCOA Secretary and VAHC BOD President) stated that due to maintenance staff shortage and lack of performance of previous staff, the maintenance of the buildings has been delayed. Once a replacement maintenance staff member is hired for VAHC, the maintenance of the buildings in question will begin to be addressed.

G. Proposed Amendment to contract between HVCOA and Leland Management

- On a MOTION by Jeff Price, second by Tom Black the contract amendment was unanimously APPROVED

H. Townhome Governance

- On a MOTION by Dave Worthy, second by Linda Gogan Resolution R003-2022 (attached) was APPROVED with 4 in favor, Tom Black abstaining.

I. Electronic Voting

- On a MOTION by Dave Worthy, second by Linda Gogan it was unanimously APPROVED to earmark a maximum amount of \$1,200 towards the cost of implementing Electronic Voting
- On a MOTION by Tom Black, second by Dave Worthy it was unanimously APPROVED to create a category in the 2023 HVCOA budget for "Communications" which will include funds for electronic voting and website renewal fees

Notes:

Sidewalk & Tree remediation will be included on all future Agendas

Next Meeting Date

- Next BOD meeting to be held Wednesday, 3/23/2022 at 4:00pm

Adjournment

There being no further business, the meeting was properly adjourned at 6:03 pm
Respectfully submitted by Carrie Gailfoil, CAM, Leland Management