

HAILE VILLAGE CENTER OWNERS ASSOCIATION, INC.

5220 SW 91st Terrace

Gainesville, FL 32608

Phone: (352) 364-364-4596 / Fax (352) 620-0465

Email: dmiller@lelandmanagement.com (Deanna Miller, CMCA- LCAM)

Haile Village Center Owners Association, Inc.

Board of Directors Meeting Minutes

September 28, 2022

DISCLAIMER – “DRAFT” MEETING MINUTES

Meeting minutes posted on this site labeled “DRAFT” have **not** been approved by the Board of Directors. Any information contained in minutes labeled “DRAFT” is non-binding as it is in draft form until formally approved by the Board of Directors at a subsequent Board of Directors meeting.

Haile Village Center Owners Association, Inc. Board of Directors meeting was held via Zoom. The meeting was called to order at 4:07p.m. by Jeff Price, Board President.

BOARD MEMBERS IN ATTENDANCE

Jeff Price, President

Linda Gogan, Vice President

Tom Black, Treasurer

Mark Fraser, Secretary

Dave Worthy, Director

BOARD MEMBERS EXCUSED

None

OTHERS PRESENT

Deanna Miller, LCAM, CMCA - Leland Management

Resident Guests

CALL TO ORDER

The meeting began by establishing a quorum, quorum was established.

MEETING NOTICE CONFIRMATION

Notice of meeting was posted in accordance with the bylaws.

APPROVAL OF THE MINUTES

The board reviewed the Board of Directors Meeting Minutes of Wednesday, August 17, 2022. Tom made a motion to approve the minutes as presented and Jeff seconded. The motion passed unanimously.

TREASURER’S REPORT

- Report presented by Tom Black
- The board reviewed the Treasurers Report presented by Tom. Jeff made a motion to approve the minutes as presented and Dave seconded. The motion passed unanimously.

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MANAGEMENT REPORT

- Report presented by Manager, Deanna Miller
- Jeff made a motion to accept the quote from Got Junk not to exceed \$1,500.00. Dave seconded the motion. Motion passed unanimously.
- BrightView Discussion-2weeks evidence of non-compliance.

OWNER COMMENTS

- None

NEW BUSINESS

- Sewer pipe leaking on 91st Terrace - what is the timing and cost of remediation discussion
- Street lights and GRU account reconciliation- are the lights all back on and no longer red tagged. Discussion
- Koi pond update- It's looking much better but what was the cause of the significant algae outbreak and how do we prevent going forward? Discussion.
- 2022 Budget -Fund Transfer
 - Jeff made a motion to approve Toms request to move \$40,000.00 be moved from Administrative account to the General Repair Account. Due to the expense incurred by the sewer repairs for building M. Linda seconded the motion. The motion passed unanimously.
- Maintenance Staff Compensation Adjustment
 - Mid-year compensation adjustments are recommended for our Maintenance Staff, sufficient budgetary funds are available, as follows:
 - Lead Maintenance Coordinator from \$21.00/hour to \$24.00/hour.
 - Individual has assumed a significant role and provides considerable institutional knowledge.
 - Maintenance Worker I from \$21.00/hour to \$22.00/hour.
 - Compensation adjustment was to be considered after 6 months of employment.
 - Jeff made a motion to approve Toms request for Maintenance Staff Compensation Adjustment. Mark seconded the motion. The motion passed unanimously.
- Wood Rot and Related Repairs
 - HVCOA – repairs to 53rd Avenue Haile Village sign (columns deterioration) @ \$3,600.00
 - HVCTH – wood rot and related repairs to 15 Townhomes in the amount of \$23,541.65 of which \$11,500 would be expended from HVCTH Account - # 6790 – General Repairs/Maintenance and \$12,041.65 would be expended from HVCTH Account - # 3005 – Reserves General.
 - Jeff made a motion to approve Toms request to Wood Rot and Related Repairs. Linda seconded the motion. The motion passed unanimously.
- Perimeter Fencing Painting Proposals

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- The Treasurer requests that Board authorize him to solicit painting proposals for the recently installed fences.
 - Authorized
 - Gazebo
 - The full repair @ \$7,200 + 10% or & \$7,920
 - The addition for BOD consideration is a request for authorization to make repairs to the Gazebo on the north end of the Village inside the traffic circle in the amount of \$6,600 plus an 10% inflation assumption for a total not to exceed of \$7,260 for fiberglass replacement. Our General Repairs/Maintenance Budget – Account #6790 has as of 8/31/2022 a balance of \$17,859 available
 - Mark made a motion to approve Toms request Gazebo Repairs. Jeff seconded the motion. The motion passed unanimously.
 - CAM
 - Jeff made a motion to approve and authorize Tom to negotiate and receive funds up to and including \$10,000.00 to disburse if necessary for the budget to negotiate a possible new CAM agreement for HVC and related items. Dave seconded the motion. The motion passed unanimously.

OLD BUSINESS

- **Pool and Exercise Facility**
 - Jeff Price asked for the following statement be inserted into the record of the HVCOA Board minutes of 9/28/2022:
 - The HVCOA Board has discussed an assessment of the Pool and exercise facility since November of 2021. Discussion has involved all HVCOA Board Members to include Mr. Fraser who is the current President of the Haile Village Condominium Association (Owner of the facility). The HVCOA Board set and approved an assessment of the pool and exercise facility on May 2022 with the first payment being June 2022. As of the date of this meeting, the Condominium Association has made no assessment payment. Mr. Fraser stated that the Condominium Board met for the first time to discuss the assessment in September of 2022 and voted to seek a legal opinion concerning the assessment. He also stated that his Board would not be paying any assessment until some later date depending upon their internal decision-making process. Mr. Price stated that as with all assessments, late fees will accumulate until assessments are paid. However, the possibility of some adjustment or waiver of penalties or fees may be made by the HVCOA board in the future (or may not be). Mr. price suggested payments be made now, and such would be held in escrow and simple interest could be offered but Mr. Frasier stated he had no authority to do such.
 - Mark will put something in writing for the condo association on the status

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- **Hall discussion took place referencing the vine falling/trimming and proposal received from BrightView to maintain.**
 - Dave Worthy has reach out to the Hall regarding this matter.
 - Dave to draw an agreement for the Hall Maintenance.

 - **Tree/infrastructure project – Update**
 - Dave will acquire preliminary analysis and recommendations from Ron (Florida Living LLC).
 - Estimate Forthcoming

 - **Repair proposals for both HVOA (the association) and HVCH (townhomes)**
 - Tabled until proposal can be received and reviewed.

 - **Sinkhole - Update**
 - Dave will acquire preliminary analysis and recommendations from Ron (Florida Living LLC).
 - Estimate Forthcoming

Notes:

- Insurance – Agent submitted offer from underwriter to communicate with BOD the scope of tree work they expect. Awaiting a response from BOD. Dave Worthy said they are working with Ron (Florida Living LLC.) and will provide updates.
- Quarterly newsletters will be sent to Owners via email to those owners that have opt-ed in. Newsletters will be sent in the following months: February, May, August, and November. Wendy and Jeff to draft August Newsletter and send to Manager for distribution.
- Potted plants around Plantation Hall and the Plaza will be watered 3 times per week. A few plantings were lost so BrightView will replace.

Next Meeting Date

- Next BOD meeting to be held Wednesday, October 19, 2022, at 4:00pm. Closed Board Meeting Wednesday, October 19, 2022, at 3:00pm prior to the Board Meeting, with Board of Directors only.

ADJOURNMENT

- There being no further business, a motion was made to adjourn the meeting at 5:14pm. The motion passed unanimously.

Respectfully submitted,
Deanna Miller, CMCA, LCAM, Leland Management