NOTICE OF THE HAILE VILLAGE CENTER OWNERS ASSOCIATION, INC.

NOTICE IS HEREBY GIVEN in accordance with the Bylaws of the Haile Village Center Owners Association, Inc., and the Florida State Statutes, that the Board of Directors 2027 Budget Meeting will be held for the purpose as indicated therein. Additional agenda items may be addressed at this meeting as posted in advance.

Date: **August 13, 2026**

Time: **4:00 P.M**

Location: Haile Management 5230 SW 91 Drive Suite C Gainesville, FL 32608

or

Join Zoom Meeting

https://us06web.zoom.us/j/2061770193?pwd=sQVDXy1FK7hrP9yEUh8eVrxQCRriCv.1&omn=83850699739

Meeting ID: 206 177 0193

Passcode: Blackwell

One tap mobile

+13052241968,,2061770193#,,,,*261784730# US

THE AGENDA FOR THE MEETING:

- Call to Order
- Establish Quorum of Directors
- Proof of Meeting of Notice
- Questions/Comments from Owners
- Approval of Draft Minutes June 11, 2026
- Budget Workshop- 2027
- Schedule Next Meeting
- Adjournment

Haile Village Center Owners Association, Inc.
Board of Directors Draft Minutes

Meeting Minutes June 11, 2026

Haile Village Center Owners Association, Inc. Board of Directors meeting was held at 5230 SW 91 Drive Suite C Gainesville, FL 32608 and also available on Zoom.

Quorum: The meeting began by establishing a quorum; quorum was established.

Call to Order: The Board was present and ready to begin at 4:00 p.m. The meeting was called to order at 4:12 p.m. by Jeff Price due to pre-meeting owner Q&A.

Board Members Present: Jeff Price, Linda Gogan, Dave Worthy, and Chad Young. CAM, Bobbie Jo Blackwell was also present.

Proof of Meeting Notice: The meeting notice and signs were posted as required.

Review/Approval -Draft Meeting Minutes Board Meeting May 7, 2026
Jeff made a motion to approve the draft minutes as presented. **Chad seconded** the motion. The motion passed unanimously.

Roots/Trees: **Dave made a motion** to approve HVCOA to reimburse Matt Thomas for plumbing reimbursement to JW Freeman in the amount of 4,084 be paid from the HVC Reserve Account as this is a non-budgeted sewer damage expense. The VAHCA Board President directly authorized a deduction from pool lease rent for 2026 which is consistently paid at year-end, half due ($2042), based on VAHCA parcel sharing the water line clogged. (To be reaffirmed on VAHCA Agenda on July 1st) *The HVCOA Board will prepare a Release for parties to sign upon receipt of the payment; CAM will request reimbursement and prepare check from HVCOA reserves; VAHCA Board minutes on July 1st will reflect deductions; **Linda seconded the motion.** The motion passed unanimously.

Landscape Contract: Paradise renewal contract 1-1-2027 was presented for review. A landscape quote from Sunrise Landscape was presented for review. Currently, HVCOA pays $19,700 per month. Services are performed one day per week. *New quote is $18,166 month for 4 men, 4 days per week. This price includes 4 major leaf removals per year. **Dave made a motion** to approve the new landscaper estimate with an effective date approximately August/September 2026, depending on when the new contract is signed by all parties; a termination notice to Paradise may not be provided until a contract is signed with Sunrise Landscape. **Jeff seconded the motion** and directed CAM to approve the estimate and request a contract and sign it, then provide a 30-day termination notice to Paradise Landscaping in June. There being no discussion, the motion passed unanimously.

Farmers Market & HVC CAM was directed in May to contact the Farmers Market manager to find out how HVC businesses may join their space on Saturdays. The Board of Directors for this entity produced an application that HVCOA Businesses can fill out to request a spot at the market.

HVCOA owners will submit their applications/requests to join the market, to their board and/or management. HVCOA will not process applications or requests for such.

Next Meeting: August 13th 2026 at 4PM- Budget 2027 Workshop; a draft budget will be mailed to all owners in July as required in advance of this meeting. Paul Dickert, Treasurer, has stated that he intends to provide the Board of Directors with a Capital Budget in 2027 which will include proper reserve funding for asphalt, sidewalks, curbs, lights, etc.

Excerpt from November 2025 Meeting Minutes: *Jeff made a motion for Paul Dickert to prepare for the Board a Preliminary Proposed Capital Budget for HVCOA by December 31, 2025; the proposed Capital Budget proposed will use a 10-year plan/ funding approach. The Reserve Study estimates may also be sent out for bid locally and the study updated as needed. The Board directed CAM to mail the items (after the Board of Directors reviews the Treasurer report at a noticed meeting) to every HVCOA owner to Vote on. This future Capital Budget Special Meeting date has not been established at this time; CAM was instructed to expect the mailing of a proposed Capital Budget to all HVC owners on or about April 30th with an online and in-person Vote (Meeting) shortly thereafter. Chad seconded the motion. There being no discussion, motion passed unanimously.*

On the November 2025 minutes, Paul agreed to provide his proposed Capital Budget for board review before April 30th. **Jeff made a motion** for Paul to present this proposed Capital Budget prior to this August 13th Budget Discussion Meeting. **Chad seconded the motion.** There being no further discussion, The motion passed unanimously.

HVCOA Annual Meeting Date: January 28th at 4:00 pm. A Board Meeting will be set immediately following this meeting, time will be determined on January 28th.

Adjournment: The meeting was adjourned at 4:52 pm.

HAILE VILLAGE CENTER OWNERS ASSOCIATION, INC. (HVCOA)
DRAFT BUDGET 2027 (Draft #1)
FOR THE PERIOD BEGINNING JANUARY 1 THROUGH DECEMBER 31, 2027

2025-2026 same per parcel/per month 287 mo

2027 DRAFT per parcel/per month $350

	HVCOA Approved Budget 2024	HVCOA Approved Budget 2025	HVCOA Adopted Budget 2026	HVCOA Draft #1 Budget 2027
ASSESSMENT & MISCELLEANOUS INCOME				
All Assessment Income	865,591	835,782	1,191,199	1,435,838
	348,422	336,423		
Total Projected Assessment Income	1,214,013	1,172,205	1,191,199	1,435,838
~~Vacant Lot Fee Income~~	13,658	14,400		
Haile Farmers Market Fees	3,000	3,000		3,000
Late Fee Income	4,500	3,500		3,500
Commerical Lease		15,000		
Interest on Deliquent Balance		138		
Estoppel Revenues (Net)	1,500	1,500		
~~Common Area Permits- Other~~	6,000	6,000		
~~Annual~~ Event Permit Income	15,000	15,000		
Interest on Operating Account		3,069		
Miscellaneous Income	4,500	-	14,000	14,000
		-	-	-
Total Credits All Sources	48,158	61,607	14,000	20,500
Total Association Projected Income:	1,262,171	1,233,812	1,205,199	1,456,338
Revenue Credits	(48,158)	(61,607)	(14,000)	(20,500)
Adjusted Projected Assessment Income	1,214,013	1,172,205	1,191,199	1,435,838
OPERATING EXPENSES				
GENERAL & ADMINISTRATIVE				
6020 - Accounting Fees / Tax Preparation & Audit (Enumerate)	35,000	38,808	38,000	38,000
6040 - Legal Fees	4,000	4,000	2,500	3,500
6080 - Bank Fees / Coupon Books	500	0	500	500
6090 - Postage / Copies / Supplies- For Collections	2,400	2,400	2,400	2,400
6110 - Insurance	113,716	155,000	155,000	160,000
6160 - Management	94,000	97,500	101,238	105,288
6200 - VAH Commerical Lease		15,000	15,000	15,000
6220 - Corporate Annual Report	61	65	65	100
6240 - Bad Debt	500	500	250	250
6260 - Postal Center Loan (2028 Payoff)	14,446	14,446	14,446	17,500
6350 - Meeting Expense (systems)	0	0	0	4,800
6360 - Marketing Expense	15,000	0	2,500	2,500
6390 - Miscellaneous	0	0	0	0
6430 - Sales Tax Expense	0	0	0	0
General & Administrative Total	$ 279,623	$ 327,719	$ 331,899	$ 349,838
GROUNDS/CONTRACT SERVICES				
6510 - Landscape Maintenance	129,935	232,800	232,800	245,000
6550 - Tree Trim / Removal / Replacement	36,587	50,000	50,000	50,000
6555 - Landscape Extras, Walkways		35,642		25,000
6560 - Landscaping Replacement / Enhancement	23,168	21,000	32,000	25,000
6570 - Fertilization and Chemicals	8,982	0	0	9,000
6610 - Irrigation - Repairs/Maintenance	13,038	25,000		25,000
6630 - Lakes / Ponds / Waterways (Koi Pond & Gazebo)	11,301	10,000		4,000
6680 - Lighting / Electrical - Repairs	2,500	10,000	30,000	15,000
6685 - Playground Maintenance	500	0	0	0
6690 - Fence Repairs / Maintenance	1,500	15,000	10,000	10,000
6695 - Fence Repair/Replacement (Contractors)	35,454	0	0	0
Grounds & Contract Services Total	$ 262,965	$ 399,442	$ 354,800	$ 408,000
REPAIRS & MAINTENANCE				
6720 - Pressure Washing	2,000	7,500		
6750 - Maintenance Staff	139,827	216,286	210,000	210,000
6760 - ~~Vehicle Maintenance~~ ASPHALT REPAIRS NEW GL	1,500	0	0	150,000
6785 - Golf Cart Maintenance	7,500	1,500	0	1,500
6790 - General Repairs / Maintenance	35,000	7,982	25,000	25,000
Repairs & Maintenance Total	$ 293,327	$ 234,768	$ 235,000	$ 386,500
POSTAL CENTER - BUILDING K - K101				
6810 - Postal Center Assessment	2,978	0	0	0
6820 - Postal Center Cleaning	500	0	0	0
6830 - Postal Center Property Taxes	3,000	3,500	3,500	3,500
~~6840 - Postal Center Utilities~~	3,090	0	0	0
6850 - Postal Center Repairs / Maintenance	500	0	0	0
Postal Center (Building K, Unit 101) Total	$ 10,068	$ 3,500	$ 3,500	$ 3,500

UTILITIES				
7810 - Electricity - Common Areas	34,668	36,918	36,000	40,000
7870 - Refuse Collection	105,807	161,465	160,000	168,000
7875 - Refuse Collection - Roll Offs, Seasonally	6,000	0		
Utilities Total	$ 146,475	$ 198,383	$ 196,000	$ 208,000
TOTAL OPERATING EXPENSE	$ *992,456*	$ *1,163,812*	$ *1,121,199*	$ *1,355,838*
RESERVES - FUNDING				
8005 - Reserves - General	49,620	70,000	70,000	80,000
Reserves Total	$ 49,620	$ 70,000	$ 70,000	$ 80,000
ANNUAL TOTALS				
TOTAL EXPENSES & ALLOCATIONS	$ 1,042,076	$ 1,233,812	$ 1,191,199	$ 1,435,838
LESS - REVENUE CREDITS	$ (48,158)	$ (61,607)	$ (14,000)	$ (20,500)
ADJUSTED EXPENSES AFTER REVENUE CREDITS	$ 1,214,013	$ 1,172,205	$ 1,177,199	$ 1,415,338
ANNUALIZED SUPRLUS AND/OR DEFICIT (Projected)	$ (70,863)	$ -	$ -	$ -

DISCLAIMER: THE BUDGET AND FIGURES ARE GOOD FAITH ESTIMATES ONLY AND REPRESENT AN APPROXIMATION OF FUTURE EXPENSES BASED ON FACTS AND CIRCUMSTANCES EXISTING AT THE TIME OF PREPARATION. ACTUAL COST OF SUCH ITEMS MAY EXCEED THE ESTIMATED COSTS.