

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

**December 15, 2021  
APPROVED**

Haile Village Center Owners Association, Inc. Board of Directors meeting was held via Zoom, Meeting ID: 86978819853, Password: Leland.

**Board Members Present:** Dave Worthy, Mark Fraser, Jeff Price, Tom Black via Proxy by Dave Worthy  
**Leland Management:** Carrie Gailfoil, CAM

**Owners present:** Jan Benet, Joanna Kern, Bob Butts, Matt Thomas, Brian D., Wendy LaPointe

**I. Quorum and Call to Order**

- The meeting was called to order at 4:08 p.m. by Dave Worthy with 4 Board members present (including one via Proxy)

**II. Consideration of Minutes**

- On a MOTION by Jeff Price, second by Dave Worthy, the minutes of Board of Directors meeting held 11/17/2021 were unanimously APPROVED as submitted

**III. Treasurer's Report**

- Report not presented; Tom Black not present

**IV. Management Report**

- Report presented by Manager, Carrie Gailfoil

**V. Owner Comments**

**VI. Unfinished Business**

**A. Settlement Agreement – 4803 SW 91<sup>st</sup> Drive**

- The Quit Claim Deed was executed by the Sellers and reviewed by Attorney Brad Tropello. The originals have been mailed to Brad Tropello for recording.

**B. Parcel 36 – Bob Butts**

- Jeff Price presented his report on Bob Butts' proposal to exchange the southern portion of parcel 36, for an equal amount of adjacent Haile Village Center Owners Association (HVCOA) property that is directly to the north. This would include the area that is currently the brick sidewalk that would have to be relocated further to the north, as well as the removal of at least one and possibly all three oak trees in that area.
- On a MOTION by Jeff Price, second by Mark Fraser, it was unanimously APPROVED to swap approximately 180± sq. ft. of Bob Butts property for another 180± sq. ft. of HVCOA-owned property. The properties are in the same location and do not involve multiple owners. This action will move the legal limits of Bob Butts lot six feet to the north-northwest towards SW 52d Road with the following provisions:
  - 1) Cost of all surveys, legal documents, filings, and the like will be arranged for and paid by Bob Butts or his company.
  - 2) Cost of removing sidewalk, tree and tree trimming, grading, resetting of brick, curb cut for ADA compliance of sidewalk and restoration of all disturbed common elements will be arranged for and paid by Bob Butts or his company.

3) To avoid any conflict of interest, Bob Butts will take no part in any ARB reviews or approvals of his building activity, meaning unless both remaining members agree, the BOD will settle any ARB issues.

4) Bob Butts will work with Sara Landis to make sure none of her equipment is disturbed.

4) Tenants in the new Bob Butts building will need trash containers. There are three on-site and likely two more will be needed (or a 4-yard bin). Whatever structure necessary to conform with shielding them (or it) from view can be erected by Bob Butts' contractors.

## **VII. New Business**

### **A. Events Discussion**

- The BOD discussed appointing Linda Gogan, Matt Thomas, and Wendy LaPointe to an Event sub-committee. The above-mentioned members will meet to develop the framework for the desired sub-Committee for presentation to the BOD at the January BOD meeting.

### **Next Meeting Date**

- Next BOD meeting to be held Wednesday, 1/19/2022 at 5:00pm
- Annual Member's Meeting to be held Wednesday, 1/19/2022 at 6:00pm

### **Adjournment**

There being no further business, the meeting was properly adjourned at 4:49pm

*Respectfully submitted by Carrie Gailfoil, CAM, Leland Management*