

# Haile Village Center Owners Association, Inc.

## Board of Directors Approved Meeting Minutes

### August 8, 2024

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 and Call to Order:** The meeting began by establishing a quorum, quorum was established. The meeting was called to order at 4:06 p.m. by Jeff Price.

Board Members Present: Jeff Price, Linda Gogan, Sally DeNotta, Dave Worthy, and Tom Black. CAM, Bobbie Jo Blackwell was also present.

**Proof of Meeting Notice**The meeting notice signs were posted at all four entrances and in the postal center. The rule for inspecting records was mailed to every owner and a copy is also posted on the Owner Portal.

**Review and Approval of Draft Meeting Minutes for July 10, 2024, and reaffirm approval for adopting rule on inspecting records.** Linda made a motion to approve the minutes and Jeff also reaffirmed prior approval and adoption of 7/10 approved/updated inspection of records rule. **Dave seconded the motions. Motions carry unanimously.**

**Budget Allocation Committee Report:** The next committee meeting is scheduled for August 14<sup>th</sup> at 4PM. The Committee Chair will prepare a summary for the Board to review at the next HVCOA Board Meeting in September 2024.

**HVC-Townhome Committee:** Jeff made a motion to execute a contract with Cutting Edge for Painting (and includes repairs needed as a separate charge/estimate) for the last two (non-contracted) Townhome Clusters, 2 and 3. The exterior repairs have all been identified by the contractor; all final inspections, warranties, releases, etc. (Close Out Paperwork) are the sole responsibility of the Townhome Committee Chair and HVCOA Board Treasurer, Tom Black, or any other designated HVCTH Committee member, and not that of CAM. The Board did not impose a maximum threshold for repairs; Cutting Edge has been providing estimates in advance and repairing major repairs immediately. Cutting Edge GC's have also met with and allowed townhome owners to point out items of concern for review/repair. The Townhome Owners are very pleased with the workmanship and the level of communication, with very little exception and no unresolved or looming issues to date. **Jeff's motion included** approval for garage header repair estimate (TH 4932) provided for Board review in addition to another *header* estimate that is forthcoming for (TH 9188) on another cluster; the upcoming major repair identified by GC is the same issue as the estimate presented at this meeting for HVCTH-4932. However, Jeff pointed out that the estimate from GC erroneously included cost for painting and prep that should already be included in the price- and that verbiage and its related expenses for such- must be removed first, *quoted at a lower rate accordingly*, and then the repairs are approved and to be paid from HVCTH reserves/funds without further requests for approval. The Townhome Advisory Chair and HVCOA Board Treasurer, Tom Black, added that all Cutting Edge paint & repair invoices shall be paid primarily from the HVC-Townhome Reserve bank account. **Jeff's motion also included** approval for CAM to contact and schedule a meeting with the HVCOA Attorneys to consider drafting an Amendment(s) to include the HVC-TH properties that have been performing like an association under form of a Committee (HVCOA) since 2011, using separate bank accounts to maintain townhome only funds. The HVC-TH Committee has been creating a draft budget for the HVCOA BOD to consider adopting since 2011; the townhome assessments are only used for townhome expenses and are a second assessment in addition to the Haile Village Center assessment. **Dave seconded. All in favor. Motion carries unanimously.**

**Schedule Next Meeting:** The next Board Meeting is scheduled for September 24, 2024 at 4:00 PM.

**Adjournment:** There being no further business, the meeting was adjourned at 5:09 PM.