

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

**August 5, 2019
Approved**

Haile Village Center Owners Association, Inc. meeting was held at the office of Leland Management, 5220 SW 91st Terrace, Gainesville, Florida 32608.

Board Members Present: Matt Thomas, Mark Fraser, Tom Black, David Coffey, Rod Macon

Leland Management: Carla DeYorgi

Others Present: Bruce Nodine, Lillian Pancorbo, Kenia & William Barrio, Jan Benet, Diane Gates, Bob Butts, Steven Bradford

Quorum and Call to Order

The meeting was called to order at 6:00 by Matt Thomas with all members of the board present.

Consideration of Minutes for Approval - May 29, 2019 & June 24, 2019

On a motion by Rod Macon and second by Tom Black, the minutes of the May 29, 2019 & June 24, 2019, as submitted, were unanimously approved

Reports of Officers

- A. Lighting update – it was reported Ciraco Electric is currently servicing the lights due to disapproval with Goodson Lighting.
- B. Tom Black said bids are currently being sought from WCA and Florida Environmental Express.
- C. Tom Black said the final reserve study has been received and will be circulated to the board for review.

Treasurer's Report

Following a review by Tom Black, management reported payment for the rental of the storage area is delinquent.

Management Report

Matt Thomas motioned, second by Mark Fraser, to withdraw the previously agreed upon payment plan for 5133 SW 91st Court due to owner's failure to honor agreement. Unanimously agreed.

Old Business

- A. Landscape Enhancement – Mark Fraser motioned, second by Rod Macon, to approve the proposals as submitted by Brightview for landscape enhancement of the 91st Buffer (\$7,596) and irrigation upgrade to area (\$1,856). Unanimously approved.
- B. Tree Trimming – David Coffey motioned, second by Rod Macon, to approve the Brightview proposal of \$1600 to trim the trees behind buildings A & B and by the pool. Unanimously approved.
- C. Marketable Record Title Act (MRTA) - David Coffey to contact attorney and respond.

D. Owner's Request

- 1) Trim tree from roof at 4831 SW 91st Drive - Matt Thomas motioned, second by Tom Black, to approve Brightview, to trim the tree for \$250. Unanimously approved.
- 2) Parking Issue behind Building K – management will contact owner of Cacciatore in regards to the possibility of parking the delivery truck elsewhere if the space closest to his building is labeled as a loading zone only.
- 3) Tree removals by 5318 SW 91st Terrace – In addition to trees at this location several other trees were discussed as being possibly hazardous. Therefore, management was directed to seek bids for all trees and forward to the board as soon as possible. Due to safety concerns the decision will be ratified at next meeting.

New Business

- A. Board Directive for Tree Removal – Rod Macon motioned, second by Tom Black, to adopt the Limited Directive regarding directive as amended to exclude the following language “ the tree diminishes the efficiency of an installed or proposed solar heating system”. All voted in favor except David Coffey who opposed. Motion passed with 4 in favor, one opposed.
- B. Playground Refurbishment – Management reported bids are being received. Will forward to board for review.
- C. CPA Audit Engagement – Rob Macon motioned, second by Mark Fraser, approve Joseph R. Michalak, LLC to perform the 2019 association audit for \$5,800. All in favor.
- D. Club Pilates - Matt Thomas motioned, second by Rod Macon, to approve the request to hold Saturday classes in the Square on a weekly basis provided they do not conflict with weddings and other events and upon receipt of permits. All voted in favor.
- E. Waste Removal Contract - the current contract expires October 31, 2019 and bids are being expected from WRA and Florida Environmental Express.
- F. Farmers Market – Rod Macon motioned, second by Matt Thomas, to approve the expansion of the Farmer's Market along 91 Terrace providing it does not impede the flow of traffic around Plantation Hall and that they empty all trash containers. All voted in agreement.
- G. A/C Areas – storage – Rob Macon motioned, second by Mark Fraser, that all personal items are to be removed from the A/C storage areas. All voted in favor.
- H. AT & T – fiber optic cable installation – Management reported the rep had agreed not to install any additional red & white location poles throughout the community and has been advised that jasmine or plants damaged during the installation is expected to be replaced, David Coffey to investigate GRU's easement agreement.
- I. Discuss Tesla Charging Station – Bosshardt Management will contact regarding questions concerning installation, i.e. do they intend it for private use? Can any Tesla owner use it? Who pays for the power? Would it be free to others as parking spaces cannot be reserves?

The event budgets will be discussed at the next meeting.

Management will schedule walk thru with landscapers with Matt Thomas and David Coffey to address the blowing of leaves onto the jasmine beds and leaf removal.

Next Meeting Date

Next meeting was scheduled for Wednesday, September 18th at 4:00PM for the Budget Workshop and October 23rd for the Budget Adoption Board Meeting at 6PM.

Adjournment

There being no further business, the meeting adjourned at 7:50 PM.

Respectfully submitted by Carla De Yorgi, LCAM, AMS, PCAM, Leland Management

HAILE VILLAGE CENTER OWNERS ASSOCIATION, INC.
BOARD ORGANIZATIONAL MEETING
January 31, 2019
Minutes - Approved

The Haile Village Center Owners Association Board of Director's Organizational Meeting was held at the office of Leland Management at 5220 SW 91st Terrace, Gainesville, FL 32608 on January 31, 2019 and, as no Annual Meeting was held due to lack of quorum was called to order by Matt Thomas at 6:09 PM.

BOARD MEMBERS IN ATTENDANCE

Matt Thomas, David Coffey, Mark Fraser, Thomas Black. Rod Macon was absent.

OTHERS PRESENT

Carla De Yorgi – Leland Management, William Barrio, Janis Benet, Edward Bunn, Christine Black, Leonard Harper, Robert Mounts, Lilliam Pancorbo, James Roberts, Guillermo Rojas, M. Wodlinger.

CALL FOR RESIGNATION OF BOARD MEMBERS

No action taken.

APPOINTMENT OF NEW BOARD MEMBERS

Following discussion regarding proper election procedures, David Coffey motioned, second by Matt Thomas, for Thomas Black and Mark Fraser to serve on the board for two year terms. Unanimously approved. Manager Carla De Yorgi requested the board consider forming a Legal Committee to research the voting procedures for clarity in future elections. No action taken.

ELECTION OF 2019 OFFICERS

Matt Thomas motioned, second by Tom Black, that officers remain the same with Matt Thomas, president; Mark Fraser, vice president; Thomas Black, treasurer; Rod Macon, secretary; & David Coffey, director. Unanimously approved.

APPOINTMENT OF NOMINATING COMMITTEE

Matt Thomas will serve as chair and volunteers will be sought.

CONSIDERATION OF MINUTES

Thomas Black motioned, second by Mark Fraser, to approve the minutes of December 28, 2018 as presented. Unanimously approved.

REPORTS OF OFFICERS

Thomas Black gave the highlights of the board's accomplishments during 2018 and the anticipated yearend financial standings. Following an explanation of proposed financial adjustments, Matt Thomas motioned, second by Tom Black, to 1) use \$7,962 from General Reserves to pay for additional tree trimming per the board's decision in December 2018 ,2) use \$600 from General Reserves to fund the supplies needed in the repairing of the dumpster doors at Plantation Hall and 3) approve the expenditure of not to exceed \$3,000 for the additional tree trimming as proposed by BrightView, possible due to excess funds in 2018. Unanimously approved.

REPORTS OF COMMITTEE

Thomas Black motioned the Finance Committee met and is waiting on reserve revisions before meeting again.

MANAGEMENT REPORT

Management was instructed to limit the Haile Village Center employees, that consist of two fulltime and one 14 hour per week employees, to work in the Center only.

OLD BUSINESS

- A. Violation Policy – Tabled pending review by David Coffey. Matt Thomas requested copies of template letters for review.
- B. Door Replacement - approved with work to be done in house.
- C. Landscape Enhancement – Thomas Black motioned, second by Matt Thomas, to approve the BrightView proposal for the planting at the 4-way stop for \$2,248.99 minus the credit of \$2,169.39 for a final amount due of \$79.60. Unanimously approved.

NEW BUSINESS

- A. Irrigation – Tabled pending further investigation.
- B. Tree Trimming – David Coffey motioned, second by Mark Fraser, to approve the amount not to exceed \$3000 to complete the following tree trimming work; 1) trimming of 32 trees (plus 2 located in Day Lilly Park not included in spec) for \$2,138.10 2) stump grind small failing Oak by trashcan in Day Lilly Park following removal by in-house crew for \$149.43 and 3) removal and stump grinding of dead sabal palm for \$452.56. Unanimously approved.
- C. Water Break – 5251 SW 91 Terrace – David Coffey motioned, second by Matt Thomas, to proceed with the road repair as per the proposal submitted by Hicks Asphalt Paving necessary due to undermining of parking space and sidewalk caused by water line break at 5251 SW 91 Terrace with work to be scheduled asap. Unanimously approved. Request for reimbursement will be sent to owner of the building.

Management will speak to BrightView regarding leaf blowing schedule at 5038 SW 91st Drive and irrigation flooding area at 5008 SW 91st Drive.

ADJOURNMENT

There being no further business a proper motion was made and seconded to adjourn @ 7:45 pm. Motion carried unanimously.

Respectfully Submitted by: Carla De Yorgi, LCAM, AMS, PCAM , Leland Management, LLC

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

**March 28, 2019
Approved**

Haile Village Center Owners Association, Inc. meeting was held at the office of Leland Management, 5220 SW 91st Terrace, Gainesville, Florida 32608.

Board Members Present: Matt Thomas, Mark Fraser, Tom Black, David Coffey, Rod Macon

Leland Management: Carla DeYorgi, Karen Coullias

Others Present: Bruce Nodine, Kenia & William Barrio, Steve Elliott, Lynn Ryan, Auxi Peachey, David Patterson, Robert & Lynn Moberly, Kara Bolton, M. Wodinger

Quorum and Call to Order

The meeting was called to order at 6:01PM by Matt Thomas with a quorum of the board present.

Consideration of Minutes for Approval - January 31, 2019

On a motion by David Coffey and second by Matt Thomas, approval of minutes was tabled for clarification of voting procedures to define action taken regarding the naming of new board members versus an election. Unanimously approved. David Coffey was asked to investigate if F.S. 720 applies to the Center as it is a mixed use community.

Reports of Officers

Tom Black noted he had sent his report via email earlier in the week for all to review.

Treasurer's Report

Treasurer Tom Black discussed Year End Audit obtained from an independent auditor. On a motion by Rod Macon and second by David Coffey, the board unanimously accepted the audit and approved releasing the report to association members.

The board directed management to send a letter to the renter of the post office storage room demanding the account be brought current by June 1, 2019 with ½ of the balance by April 30th and the remaining amount due by May 31st. This direction was affirmed by Rod Macon's motion, seconded by Tom Black and passed unanimously.

Reports of Committeess

Finance Committee – Tom Black noted that funding of capital reserves need to be funded in accordance with the documents and the reserve study has been sent back for revision.

Management Report

Written report was reviewed. No action taken.

Old Business

- A. Violation Enforcement Policy - tabled.
- B. Door Replacement – completed.
- C. Landscape Enhancement – upon discussion and review of bidis, the board decided to create specific bids specs and solicit additional bids; David Coffey to provide specs.

- D. Irrigation (3 timers & rain sensors/additional repairs) – upon discussion, the board tabled approval of 3 timers & rain sensors; on a motion by Rod Macon and second by Matt Thomas, the board approved irrigation repairs in the amount of \$1,772 for broken lines, heads, rotors and battery timers.
- E. Tree Trimming – work in progress.
- F. Water Break (5215 SW 91 Terrace) – upon a motion by David Coffey and second by Matt Thomas, it was unanimously agreed not to proceed with request for payment from unit owner.

New Business

- A. Placement of New Build (Lot 56) – upon discussion, David Coffey motioned, second by Matt Thomas, for the Association to convey 1 foot of land located in front of the proposed building per the plans submitted by the owner of Lot 56 Kara Bolton was unanimously approved.
- B. 4913 SW 91st Way/Deck Repair – On a motion by Tom Black and second by Rod Macon, it was unanimously agreed the decks are the responsibility of the owners and not the Association's thereby unanimously declining the request to repair the deck as requested.
- C. Roof Replacements/Townhomes – the board was presented 3 bids for roof replacements for 9 townhomes (\$102,593.00; \$110,200; \$134,926). Management was asked to contact the following contractors for a bid; Duffield, Mac Johnson, Crosier, DWC.
- D. Wood Repair/Townhomes – need additional bids; only bid so far was \$84,600.
- E. Paver Repair/ walkway along 51st Road – A motion by Rod Macon, second by Tom Black, to approve paver repair bid for \$1,500.00 passed unanimously.
- F. Legal Representation for Violations – no action.
- G. Association Dumpster – after discussion regarding whether to keep or remove the large roll-off dumpster, Rod Macon's motioned, second by David Coffey, to have the dumpster removed which passed unanimously. Management to notify owners.
- H. Garage Sale – to be held April 27th.
- I. Association Vehicle - Mark Fraser brought to the attention of the board a used pickup truck that was available for purchase. Management to investigate options. Currently paying Brian and Gerald \$80 per month for the use of their personal vehicles.
- J. Playground - Discussion held regarding upgrading the playground and the need for new surface, lights, seating, shade and ADA compliance.

Next Meeting Date

Next meeting was scheduled for Wednesday, May 29, 2019.

Adjournment

There being no further business, on a motion by Matt Thomas and second by Thomas Black., the meeting adjourned at 8:15 pm.

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

**October 23, 2019
Approved**

Haile Village Center Owners Association, Inc. meeting was held at the office of Leland Management, 5220 SW 91st Terrace, Gainesville, Florida 32608.

Board Members Present: Matt Thomas, Tom Black, David Coffey, Rod Macon, Mark Fraser

Board Member Absent: None

Leland Management: Carla DeYorgi

Others Present: Bruce Nodine, Kimberly Heal, Lillian Pancorbo, Kenia & William Barrio, Jan Benet, Ashley Goldings

Quorum and Call to Order

The meeting was called to order at 6:00 p.m. by Matt Thomas with all board members present.

Consideration of Minutes

Rod Macon motioned, second by Tom Black, to approve the minutes of the meetings held August 5, 2019 & September 19, 2019 as presented. Unanimously approved.

Treasurer's Report

Presented by Tom Black. Delinquencies were reviewed.

Management Report

Management will have a cross board added to taller fence replacements for stability and have the ARB review changes in fence slat sizes, will contact the owner of the Abacus School to ask for cooperation in communicating to parents to abide by the newly installed no parking restrictions and will post a workshop meeting for Tuesday October 29th at 2PM so board members can review the received playground proposals. Tom Black motioned, second by Rod Macon, to waive the seven (7) days posting requirement for the October 29th meeting. Unanimously approved.

Unfinished Business

- A. Waste Control Contract – Tom Black reviewed the current contract situation with Waste Pro and advised he will be meeting with the company to discuss contract specifics. No action taken. Management will present a review of the current contract renewal dates at the first meeting following the Annual Meeting for the board to review.
- B. Proposed 2020 Operating Budget
 - 1) Center - The proposed budget was reviewed. Rod Macon motioned, second by David Coffey, to reduce line item #7870 Refuse Collection to \$100,000 and to add \$3,075 to line item # 6790 General Repairs & Maintenance. Unanimously agreed. Rod Macon motioned, second by David Coffey to approve the proposed 2020 Operating Budget as amended for a total of \$729,388.51. Unanimously approved.
 - 2) Townhome – Rod Macon motioned, second by David Coffey, to adopt the proposed 2020 Townhome Operating Budget as presented for a total of \$78,336. Unanimously approved. A letter will be sent providing the new budget to the owners and will inform all of the absence of hazard building insurance and the reasons why the increase was deemed necessary following the receipt of a formal reserve study. Also mention will be made in bold print on the adopted budget to remind all of the individual owners need to purchase adequate hazard insurance.

- C. RTS Bus Stop Update – Management reported it appears the bus riders are parking in the desired area located behind Volcanic Sushi. Will continue to monitor.
- D. Marketable Record Title Act (MRTA) - No action pending legal opinion of attorney Denise Hutson.

New Business

- A. Events Update – Oktoberfest/Light the Village – It was reported the clean up was not as good as previous years with more trash sighted along the outside. May consider Saturday morning clean up next year. Light the Village is scheduled for December 6th.
- B. Annual Meeting Date – Wednesday January 29th, 2020 at 6PM.
- C. Nominating Committee - Mark Fraser & Tom Black will serve.
- D. Available Board Seats – three seats are up for election: Matt Thomas, David Coffey and Rod Macon
- E. Landscape Trailer Parking – Management reported a lease is being sought from the owner of the trailer to no avail. Phone messages have been left. Will contact sheriff's department for assistance.

Next Meeting Date

Next meeting TBD.

Adjournment

There being no further business, the meeting was unanimously adjourned at 7:24 p.m.

Respectfully submitted by Carla De Yorgi, LCAM, AMS, PCAM, Leland Management

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

**December 4, 2019
Approved**

Haile Village Center Owners Association, Inc. meeting was held at the office of Leland Management, 5220 SW 91st Terrace, Gainesville, Florida 32608.

Board Members Present: Matt Thomas, Tom Black, David Coffey, Mark Fraser

Board Member Absent: Rod Macon

Leland Management: Carla DeYorgi

Others Present: Jan Benet, Mr. & Mrs. Mike Orenduff

Quorum and Call to Order

The meeting was called to order at 6:02 p.m. by Matt Thomas with four of five board members present.

Consideration of Minutes

Thomas Black motioned, second by David Coffey, to approve the minutes of the meetings held October 23, 2019 as presented. Unanimously approved.

Reports of Officers

None given.

Treasurer's Report

Presented by Tom Black. Expect to end year approximately \$20,000 under budget.

Management Report

Management will send a notice to all townhome owners informing them of 2020 combined fees, will have the No Parking sign moved closer to the corner in front of Coldwell Banker, townhome roof replacements to start first week of January & townhome wood repairs are out to bid to include prices for Hardiboard, PVC and pressure treated wood. Matt Thomas to supply lease for storage unit with a 5% penalty after 15 days. Management to start identifying owners of trailers in two weeks by placing noticed on trailers parked within community. Post office to be painted, new door handle and grout floors. Also check light over door.

Unfinished Business

- A. Marketable Record Title Act (MRTA) - Mark Fraser agreed to pursue written legal opinion regarding if association is under FS 720 and required to preserve documents. Attorney Denise Hutton has not responded to David Coffey's requests.
- B. Events Update – Matt Thomas provided update on Oktoberfest & Light the Village events.
- C. Nominating Committee – Mark Fraser agreed to chair the committee.
- D. Landscape Trailer Parking – Manager Carla De Yorgi reported the vendor has vacated the Village.
- E. Playground Refurbishment – David Coffey to investigate powder coating existing equipment. Management will seek previous proposal received.
- F. Townhome Roof Replacement – scheduled to begin first week of January.

New Business

- A. Painting Townhomes (9ct) – Management reported early bids are higher than expected.
- B. Adoption of Reserve Study – Tom Black motioned, second by David Coffey, to adopt the revised reserve study dated July 11, 2019 to include paver areas, storm drainage & concrete sidewalks and to defer asphalt areas, roads and lighting. Unanimously approved.
- C. Pedestrian Concerns –
 - 1) Intersection of SW 91st & 53 Avenue - Thomas Black moved to purchase four (4) reflective 36" stop signs for the community exits. David Coffey second the motion and all voted in favor. Inhouse maintenance to paint stop bars at exits and handicap spaces around 91 Terrace affecting farmer's market. To take immediate precedence over fence repairs.
 - 2) Proposed Crosswalk – Matt Thomas to meet with reps from HPA.
- D. 4828 SW 91 Drive – sewer issues – David Coffey to contact engineer and GRU to learn if line can be diverted away from tree. Tabled.
- E. 5216 SW 91 Drive – tree trimming - Management to check if panels on east side of building were approved and let the board know. Tabled.
- F. Staff Compensation – Thomas Black motioned, second by David Coffey, to increase Brian McCann and Gerald Nanson by \$.50 per hour effective January 1, 2020 with \$90 per month for vehicle reimbursement and a bonus of @ \$250 per employee. Unanimously approved.

Management to send notice to all owners informing of new trash pickup schedule and to call for board candidates.

Next Meeting Date

Wednesday January 29, 2020 -Annual Meeting

Adjournment

There being no further business, the meeting was unanimously adjourned at 8:04 p.m.

Respectfully submitted by Carla De Yorgi, LCAM, AMS, PCAM, Leland Management

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

**September 19, 2019
Approved**

Haile Village Center Owners Association, Inc. meeting was held at the office of Leland Management, 5220 SW 91st Terrace, Gainesville, Florida 32608.

Board Members Present: Matt Thomas, Tom Black, David Coffey, Rod Macon

Board Member Absent: Mark Fraser

Leland Management: Carla DeYorgi

Others Present: Bruce Nodine, Lillian Pancorbo, Kenia & William Barrio, Jan Benet, Diane Gates, Bob Butts, Steven Bradford

Quorum and Call to Order

The meeting was called to order at 4:02 p.m. by Matt Thomas with four of the five members of the board present.

New Business

- A. Proposed 2020 Operating Budget – Discussion was held and revisions discussed. To be considered for adoption at the next meeting. Playground Refurbishment – Management reported bids are available for review in the office.
- B. RTS Bus Stop – David Coffey motioned, second by Tom Black, to move the bus stop to the front of Cacciatore with parking to be directed to the area behind Volcanic Sushi. Unanimously approved.
- C. Waste Removal Contract - Matt Thomas motioned, second by David Coffey, to continue negotiations with WCA per the terms provided and pending a favorable review of the contract agreement by David Coffey. All voted in favor.
- D. Email Process - Matt Thomas motioned, second by Tom Black, to approve the email process as offered by Leland Management at \$50 per month to assure the Association is in compliance with all restrictions and laws affecting communications. All voted in favor.

Next Meeting Date

Next meeting was scheduled for Wednesday, October 23rd at 6:00PM for the adoption of the budget.

Adjournment

There being no further business, the meeting adjourned at 6:01 p.m..

Respectfully submitted by Carla De Yorgi, LCAM, AMS, PCAM, Leland Management

**MINUTES of the
HAILE VILLAGE CENTER OWNERS ASSOCIATION, INC.
BOARD OF DIRECTOR'S MEETING
October 24, 2018
Approved**

The Haile Village Center Owners Association Board of Director's Meeting was held at the office of Leland Management at 5220 SW 91st Terrace, Gainesville, FL 32608 on October 24th, 2018 and was called to order by Matt Thomas at 6:00PM.

BOARD MEMBERS IN ATTENDANCE

Matt Thomas, Mark Fraser, Thomas Black, David Coffey

OTHERS PRESENT

Carla De Yorgi – Leland Management and the following owners; Lillian Pancorbo, M. Wodlinger, Cathy Jackson-Williamson and Ed Bunn.

CONSIDERATION OF MINUTES

David Coffey motioned, second by Thomas Black, to approve the minutes of the meeting held October 10, 2018 as amended. Unanimously agreed.

TREASURER'S REPORT

A. Delinquencies were reviewed.

MANAGER'S REPORT

Management will seek additional tree trimming bids, ask Brightview reps to attend next meeting and communicate attendance to all homeowners, seek extension for revision of the reserve study and have maintenance check culverts.

Thomas Black motioned, second by David Coffey, that management post meeting notices 7 days in advance. Unanimously approved. Additional agenda items will be added at the meeting.

David Coffey motioned, second by Thomas Black, to accept the proposals submitted by Mr. McDuck's Handyman Services to pressure wash the townhomes (\$5,378) and the sidewalks & curbs (\$875). Unanimously approved.

David Coffey motioned, second by Matt Thomas, that Thomas Black proceed with identifying appropriate No Parking signs. Unanimously approved.

COMMITTEE REPORTS

It was decided a Finance Committee be formed, to include board members Thomas Black and David Coffey, to study the reserve study. Management will send an email for interested members desiring to join.

UNFINISHED BUSINESS

A .Proposed 2019 Operating Budgets

1) Center – Thomas Black motioned, second by David Coffey, to adopt the 2019 Operating Budget for a total of \$703,037.23, with a 29.5% Commercial Allocation & 70.5% Residential Allocation, to include the following changes: #6230 - \$6,000; #6260 - \$1,000; #6510 -\$125,580; Leaf Removal -\$22,800; Fence Repairs - \$9,550; #6785 - \$15,310; # 6790 -\$3,538. Unanimously approved.

2) Townhomes - Thomas Black motioned, second by David Coffey, to adopt the 2019 Operating budget for \$47,926. Unanimously approved.

- B. Haile Village Center Street Light Evaluation - Thomas Black reported the light evaluation inspection is scheduled for Tuesday November 13 at 7:30PM and will start at the Bistro.
- C. Modification of Parking Space by Playground – Thomas Black motioned, second by Matt Thomas, that the space be limited to motorcycles and golf carts only. Unanimously approved. Thomas Black to investigate suitable signage.
- D. Maintenance of Dumpster Area – 5100 SW 91st Terrace – tabled.

NEW BUSINESS

- A. Consideration of Permit Fees - David Coffey motioned, second by Thomas Black, to accept the proposed changes as edited to remove reference to the Merchants Association, proposed fees of Permit \$125 and Trailers \$75.00 not be applicable to Special HVCOA events and fees for HVCOA Owners & Tenants be \$50 for permit & \$0.00 for the trailer. Unanimously approved.
- B. Truck Repair - Management will ask Gerald if he is interested in using his truck for a fee and, if not, to proceed with system failure repairs to the association's truck contingent upon Mark Fraser's contact with the mechanic for additional info.
- C. Nominating Committee – needed for board candidate consideration for Annual Meeting to be held in January with two seats coming up for election, currently held by Mark Fraser and Thomas Black. Budget adoption cover letter will include a call for board candidates and Finance Committee.

Next Meeting Date - Meeting will be held Wednesday December 5th at 6PM and posted by November 28th.

Management will ask Waste Pro to provide a list of employee duties and to attend the December 5th board meeting.

Brightview will be asked, if possible, to park leaf truck in empty spaces away from homes and not to park on one side of the street at a time so as not to impede the flow of traffic.

ADJOURNMENT

There being no further business a proper motion was made by Mark Fraser and seconded by Thomas Black to adjourn @ 8:27 pm. Motion carried unanimously.

Respectfully Submitted by: Carla De Yorgi, LCAM, AMS, PCAM , Leland Management, LLC

HAILE VILLAGE CENTER OWNERS ASSOCIATION, INC.
BOARD OF DIRECTOR'S MEETING
November 29, 2018
Minutes - APPROVED

The Haile Village Center Owners Association Board of Director's Meeting was held at the office of Leland Management at 5220 SW 91st Terrace, Gainesville, FL 32608 on November 29th, 2018 and was called to order by Matt Thomas at 6:00PM.

BOARD MEMBERS IN ATTENDANCE

Matt Thomas, Mark Fraser, Thomas Black, Rod Macon, David Coffey

OTHERS PRESENT

Carla De Yorgi – Leland Management and the following owners; Steve Bradford, Carl Moyer, M. Wodlinger, Cathy Jackson-Williamson and Ed Bunn.

CONSIDERATION OF MINUTES

Mark Fraser motioned, second by Thomas Black, to approve the minutes of the meetings held October 18, 2018 and October 24th as presented. Unanimously agreed.

TREASURER'S REPORT

A. Delinquencies were reviewed and it was noted liens had been placed against two units.

MANAGER'S REPORT

Management was asked to set a date for a monthly walking inspection and to add dates to items for tracking. Also include a work order report once the maintenance is brought in house.

COMMITTEE REPORTS

- A. Events - Management to include insurance requirement to new event permit requirements and forward to board for review, to become effective January 1, 2019.
- B. Finance - an email will be sent requesting anyone interested in participating on the Finance Committee please contact management by January 2.
- C. ARB – Work Session – David Coffey reported he is doing research and will call for the work session when finished.

UNFINISHED BUSINESS

A. Haile Village Street Light Evaluation – Thomas Black reported on findings. David Coffey to conduct an experiment on a yet to be selected street segment to determine the maximum appropriate level of street light lumens using LED bulbs and without modification to the existing street light fixtures. Management will contact electrician to install if needed.

B. Maintenance of Dumpster Area – 5100 SW 91st Terrace - Management to seek price to replace door.

C. Truck Repair/Disposal - Rod Macon motioned, second by David Coffey, to give the truck to the garage at no charge thus authorizing Matt Thomas to sign over the title. All voted in favor. Matt Thomas will go to title agency for transfer if necessary.

Rob Macon motioned, second by David Coffey, to pay Gerald Nanson \$80.00 per month for the use of his truck until March 1. All voted in favor.

No Parking Signs – Matt Thomas motioned, second by Rod Macon, for Thomas Black to proceed with the purchase of two (2) No Parking signs as presented and one (1) Golf Cart Parking sign modified to be similar in style to the No Parking signs. Approved by all.

NEW BUSINESS

- A. Violation Enforcement Policy – Tabled until next meeting.
- B. Party Trailer – proof of adequate insurance shall be required from everyone renting or using the Party Trailer with amount of required coverage consistent with the recommendation received from the HVC insurance agent.
- C. Trailer Parking - David Coffey motioned, second by Rod Macon, that trailers be permitted to be parked along the west fence line of community. All voted in agreement.
- D. Smoker Storage – David Coffey motioned, second by Matt Thomas, that the smoker currently being stored behind the Bistro may be moved to along the west fence line for temporary storage until the matter is revisited within 60 days. All voted in agreement.
- E. Pepedogs – Thomas Black motioned, second by Rod Macon, that Pepe Peruyero be permitted to conduct monthly dog training workshops on a month to month basis using the common area for a fee of \$10 per dog with a 15 dog limit per session providing the Association is notified in advance as to how many will attend each class, the area is cleaned following each class and the Association is named as an additional insured on the vendors general liability insurance policy. All voted in agreement. Thomas Black proposed that the revenue derived from this rental be used to purchase additional dog waste pickup stations.
- F. Alden Contract – David Coffey motioned, second by Rod Macon, to cancel the current contract with Alden effective December 31, 2018. All voted in favor.
- G. Meeting Notices – Thomas Black motioned, with a second by Rod Macon, that colored paper be used for meeting notices and additional copies be posted on the outside of the official posting board. All voted in favor.
- H. 2019 Work Plan – Townhomes – Thomas Back motioned, with a second by Rod Macon to adopt the work plan as presented. All voted in agreement.
- I. Nominating Committee- As no volunteers were found to serve on the committee management will proceed with calling for candidates. At the annual meeting, an effort will be made to get volunteers to serve on the Nominating Committee.
- J. Annual Meeting – it was decided the Annual Meeting will be held Wednesday January 30. Elections will be held for two seats on the Board of Directors.
- K. Member Request to receive free HVC Employee Assistance with Use of Party Trailer– The adopted rental policy makes the Party Trailer available for use by Members without charge but HVC employee assistance with trailer transportation and party set up and cleanup will not to be provided.

Next Meeting Date - TBD

ADJOURNMENT

There being no further business a proper motion was made and seconded to adjourn @ 8:26 pm. Motion carried unanimously.

Respectfully Submitted by: Carla De Yorgi, LCAM, AMS, PCAM , Leland Management, LLC

HAILE VILLAGE CENTER OWNERS ASSOCIATION, INC.
BOARD of DIRECTOR'S MEETING
December 28, 2018
Minutes - Approved

The Haile Village Center Owners Association Board of Director's Meeting was held at the office of Leland Management at 5220 SW 91st Terrace, Gainesville, FL 32608 on December 28th, 2018 and was called to order by Matt Thomas at 6:00PM.

BOARD MEMBERS IN ATTENDANCE

Matt Thomas, Rod Macon, David Coffey, Mark Fraser
Absent – Thomas Black

OTHERS PRESENT

Carla De Yorgi – Leland Management, Kara Bolton & Ed Bunn

CONSIDERATION OF MINUTES

David Coffey motioned, second by Mark Fraser, to approve the November 29th minutes as edited by David Coffey. All voted in agreement.

NEW BUSINESS

A. Tree Trimming – Rod Macon motioned, second by David Coffey to approve the tree trimming proposal as submitted by BrightView for \$43,122.20. All voted in favor.

B. Paradise Lawn Care – outstanding invoice – Rod Macon motioned, second by Matt Thomas, to pay Paradise Lawn Care the remaining 10% hold back totaling \$3,528. All voted in favor.

C. New Building Responsibilities - Kara Bolton presented plans to the board. It was discussed the Association is considering adding additional lighting to the area. Items to be determined include the following; specifications for landscaping & trees, tie in for irrigation, sufficient parking per county. David Coffey to continue as board liaison. Owner to attend next ARB meeting.

D. Additional Planting – tabled pending receipt of revised landscape design for bed at 4 way stop.

Management will ask Abbas to have the trailer and smoker moved to the fence parking area by January 4th, ask BrightView for update on irrigation inspections and if there are rain sensors.

The Annual Meeting will be held Thursday January 31st at 6PM.

ADJOURNMENT

There being no further business a proper motion was made and seconded to adjourn @ 7:00 pm. Motion carried unanimously.

Respectfully Submitted by: Carla De Yorgi, LCAM, AMS, PCAM , Leland Management, LLC