

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

**July 31, 2020
Adopted**

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

Board Members Present: Mark Fraser, Jeff Price, Tom Black, Linda Gogan, David Worthy
Leland Management: Carla De Yorgi, PCAM & Carrie Gailfoil
Others Present: Edwin Witcher

Quorum and Call to Order

The meeting was called to order at 1:46 p.m. by Mark Fraser with all board members present.

Unfinished Business

- A. 4828 SW 91 Drive – sewer line – Tree has been removed.
- B. Marketable Record Title Act – Have contacted attorney Brad Tropello for direction to proceed.
- C. Playground Refurbishment – Proceed with previous unanimous decision to hire Lawn Enforcement to install black rubber mulch for an amount not to exceed \$6,000. Directions are to rake level and install new material, not removing any existing.
- D. Townhome Wood Repair – tabled pending receipt of all invoices.
- E. Arborist Tree Evaluation – Tree work – Priority 1 – Mark Frasier motioned, second by Linda Gogan, accept the proposal as received from Hoyer’s Tree Express for \$6825 to address all Priority 1 trees as mentioned in the arborist report. All voted in favor.
- F. Storage Area Tenant – Signed lease has been received.
- G. Townhome Roof Replacement – Tom Black motioned, second by Jeff Price, to accept the proposal to install new roofs on the remaining 11 townhomes as submitted by Duffield of \$83,394 Plus \$12,509.40 contingency, totaling \$95,903.10, to be paid from the Townhome Reserves. Unanimously approved

NEW BUSINESS

- A. 2021 Operating Budget Workshop –. The following items were discussed.
 - 1) Get a price to remove the word “Plantation” from South entrance sign.
 - 2) Seek additional bids for asphalt pathway preferably using local vendors
 - 3) Add following items to budget
 - Add \$30,000 for concrete sidewalk repairs & \$95,000 for asphalt pathway repair total \$125,000
 - Fulltime Manager \$96,624 considered, no action
 - Adjust Townhome management contribution budget to 8.7%
 - Increase General Liability insurance budget number by 15%
 - Add Legal to Townhome budget (for possible separation)
 - Subtract Vacant Lot fees from total
 - Add 20% to last 3 months to account for projected increase of Brightview’s contract
 - Capital budget – Trash Consolidation \$15,000
 - Landscape Enhancement - \$23,461
 - Seek price for street lighting at 48th & 91 Terrace and the Gazebo

- Contribution to Pooled Reserves should be \$30,750

- 4) Inquire if Suntrust has been sold
- 5) See if Southpointe is willing to pay for additional weekly dumpster service
- 6) Jeff Price to address lease agreement for sheriff's office space
- 7) Seek bid for Phase 2 tree work
- 8) How is the fee for the Markey Building calculated

B. Sidewalk Signs – no action

C. Oktoberfest/Light the Village – to be decided at the next meeting

D. Lighting Committee – Jeff Price motioned, second by Tom Black, to appoint Edwin Witcher to chair a committee to investigate up lighting for the Square

E. Future Agenda Items – Price for 7 benches with Hardscape & price to replace Post Office door.

Next Meeting Date

Next Budget Workshop to be held tentatively on Wednesday August 28 at 1:30PM/ Budget Adoption Meeting to be held Thursday October 29 at 6:00PM.

Adjournment

There being no further business, following a motion by Jeff Price and a second by David Worthy, it was unanimously agreed to adjourn the meeting at 4:30 p.m.

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