

HAILE VILLAGE CENTER OWNERS ASSOCIATION, INC.

5220 SW 91st Terrace

Gainesville, FL 32608

Phone: (352) 364-364-4596 / Fax (352) 620-0465

Email: dmiller@lelandmanagement.com (Deanna Miller, CMCA- LCAM)

Haile Village Center Owners Association, Inc.

Board of Directors Meeting Minutes

October 19, 2022

DISCLAIMER – “DRAFT” MEETING MINUTES

Meeting minutes posted on this site labeled “DRAFT” have **not** been approved by the Board of Directors. Any information contained in minutes labeled “DRAFT” is non-binding as it is in draft form until formally approved by the Board of Directors at a subsequent Board of Directors meeting.

Haile Village Center Owners Association, Inc. Board of Directors meeting was held via Zoom. The meeting was called to order at 4:00pm by Jeff Price, Board President.

BOARD MEMBERS IN ATTENDANCE

Jeff Price, President

Linda Gogan, Vice President

Tom Black, Treasurer

Dave Worthy, Director

BOARD MEMBERS EXCUSED

Mark Fraser, Secretary

OTHERS PRESENT

Deanna Miller, LCAM, CMCA - Leland Management

Carla De Yorgi, PCAM-Leland Management

Resident Guests

CALL TO ORDER

The meeting began by establishing a quorum, quorum was established.

MEETING NOTICE CONFIRMATION

Notice of meeting was posted in accordance with the bylaws.

APPROVAL OF THE MINUTES

The board reviewed the Board of Directors Meeting Minutes of Wednesday, September 28, 2022. Jeff made a motion to approve the minutes as presented and Linda seconded. The motion passed unanimously.

TREASURER’S REPORT

- Report presented by Tom Black
- The board reviewed the Treasurers Report presented by Tom.

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MANAGEMENT REPORT

Management Report was previously provided with Financials

OWNER COMMENTS

- Jan Benet, noted that she did not want to switch management companies and wanted Leland to stay as the current management company.

NEW BUSINESS

- Website Document for consideration
 - o Monthly Financials
 - o Treasurers Report
 - o Discussion
 - o Both will be added to the website moving forward
- Wood Rot and Related Repairs
 - o HVCOA – repairs to 53rd Avenue Haile Village sign (columns deterioration) @ \$3,600.00
 - o Tom gave a brief update
 - o HVCTH – wood rot and related repairs to 15 Townhomes in the amount of \$23,541.65 of which \$11,500 would be expended from HVCTH Account - # 6790 – General Repairs/Maintenance and \$12,041.65 would be expended from HVCTH Account - # 3005 – Reserves General.
 - o Tom gave a brief update
- Perimeter Fencing Painting Proposals
 - o The Treasurer requests that Board authorize him to solicit painting proposals for the recently installed fences.
 - o Authorized
 - o Tom gave a brief update
- Gazebo
 - o The full repair @ \$7,200 + 10% or & \$7,920
 - o The addition for BOD consideration is a request for authorization to make repairs to the Gazebo on the north end of the Village inside the traffic circle in the amount of \$6,600 plus an 10% inflation assumption for a total not to exceed of \$7,260 for fiberglass replacement. Our General Repairs/Maintenance Budget – Account #6790 has as of 8/31/2022 a balance of \$17,859 available.
 - o Tom gave a brief update
- Central Trash Collection Locations
 - o Tom stated that this would be up to the Architectural Review Committee for this item

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NEW MANAGEMENT CAM AGREEMENT

- o Jeff made a motion to approve and authorize Tom to negotiate and receive funds up to and including \$10,000.00 to disburse if necessary for the budget to negotiate a possible new CAM agreement for HVC and related items. Dave seconded the motion. The motion passed unanimously.

NEW MANAGEMENT CAM AGREEMENT

- o Jeff made a motion to approve the new CAM agreement with Bobby Jo Blackwell from October 5, 2022 that was approved. Linda seconded the motion. The motion passed unanimously.

OLD BUSINESS

• Pool and Exercise Facility

- o Jeff Price asked for the following statement be inserted into the record of the HVCOA Board minutes of 9/28/2022:
- o The HVCOA Board has discussed an assessment of the Pool and exercise facility since November of 2021. Discussion has involved all HVCOA Board Members to include Mr. Frasier who was at the time the President of the Haile Village Condominium Association (Owner of the facility). The HVCOA Board set and approved an assessment of the pool and exercise facility on May 2022 with the first payment being June 2022. As of the date of this meeting, the Condominium Association has made no assessment payment. Mr. Frasier stated that the Condominium Board met for the first time to discuss the assessment in September of 2022 and voted to seek a legal opinion concerning the assessment. He also stated that his Board would not be paying any assessment until some later date depending upon their internal decision-making process. Mr. Price stated that as with all assessments, late fees will accumulate until assessments are paid. However, the possibility of some adjustment or waiver of penalties or fees may be made by the HVCOA board in the future (or may not be). Mr. price suggested payments be made now, and such would be held in escrow and simple interest could be offered but Mr. Frasier stated he had no authority to do such.
- o Mark will put something in writing for the condo association on the status
- o No new updates as of October 19, 2022--TABLED

• Hall discussion took place referencing the vine falling/trimming and proposal received from BrightView to maintain.

- o Dave Worthy has reach out to the Hall regarding this matter.
- o Dave to draw an agreement for the Hall Maintenance.
- o Not done at this time

• Tree/infrastructure project – Update

- o Dave will acquire preliminary analysis and recommendations from Ron (Florida Living LLC).
- o Estimate Forthcoming

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- o Ron McCabe at Florida Living gave a brief update and should have a proposal for HVC within the next 30 days working with SJWMD.
 - **Repair proposals for both HVOA (the association) and HVCH (townhomes)**
 - o Tabled until proposal can be received and reviewed.
 - **Sinkhole - Update**
 - o Dave will acquire preliminary analysis and recommendations from Ron (Florida Living LLC).
 - o Estimate Forthcoming
 - o Ron McCabe at Florida Living gave a brief update and should have a proposal for HVC within the next 30 days

Notes:

- Insurance – Agent submitted offer from underwriter to communicate with BOD the scope of tree work they expect. Awaiting a response from BOD. Dave Worthy said they are working with Ron (Florida Living LLC.) and will provide updates.
- Quarterly newsletters will be sent to Owners via email to those owners that have opt-ed in. Newsletters will be sent in the following months: February, May, August, and November. Wendy and Jeff to draft August Newsletter and send to Manager for distribution. Update September 28, 2022 waiting on Board to email topics for newsletter to CAM. Update October 19, 2022, no Board Member sent any items for the newsletter to the CAM for production of a newsletter.
- Potted plants around Plantation Hall and the Plaza will be watered 3 times per week. A few plantings were lost so BrightView will replace.
- NO CPA for Year End Financials with Leland per Board. New Management will look into
- HVC Board is trying to assess the Cond pool area since June of 2022 via resolution.
- All Resolutions have been posted to the website
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Next Meeting Date

- Next BOD meeting workshop to be held October 26, 2022 at 3:00pm.
- Board Requests Closed Board Meeting prior to the Board Meeting, with Board of Directors only not management.

ADJOURNMENT

- There being no further business, a motion was made to adjourn the meeting at 5:05pm. The motion passed unanimously.

Respectfully Submitted,

Deanna Miller, CMCA, LCAM, Leland Management