

Haile Village Center Owners Association, Inc.

Board of Directors **Draft** Minutes

Meeting Minutes June 11, 2026

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: The meeting began by establishing a quorum; quorum was established.

Call to Order: The Board was present and ready to begin at 4:00 p.m. The meeting was called to order at 4:12 p.m. by Jeff Price due to pre-meeting owner Q&A.

Board Members Present: Jeff Price, Linda Gogan, Dave Worthy, and Chad Young. CAM, Bobbie Jo Blackwell was also present.

Proof of Meeting Notice: The meeting notice and signs were posted as required.

Review/Approval -Draft Meeting Minutes Board Meeting May 7, 2026

Jeff made a motion to approve the draft minutes as presented. **Chad seconded** the motion. The motion passed unanimously.

Roots/Trees: **Dave made a motion** to approve HVCOA to reimburse Matt Thomas for plumbing reimbursement to JW Freeman in the amount of 4,084 be paid from the HVC Reserve Account as this is a non-budgeted sewer damage expense. The VAHCA Board President directly authorized a deduction from pool lease rent for 2026 which is consistently paid at year-end, half due (\$2042), based on VAHCA parcel sharing the water line clogged. (To be reaffirmed on VAHCA Agenda on July 1st) *The HVCOA Board will prepare a Release for parties to sign upon receipt of the payment; CAM will request reimbursement and prepare check from HVCOA reserves; VAHCA Board minutes on July 1st will reflect deductions; **Linda seconded the motion.** The motion passed unanimously.

Landscape Contract: Paradise renewal contract 1-1-2027 was presented for review. A landscape quote from Sunrise Landscape was presented for review. Currently, HVCOA pays \$19,700 per month. Services are performed one day per week. *New quote is \$18,166 month for 4 men, 4 days per week. This price includes 4 major leaf removals per year. **Dave made a motion** to approve the new landscaper estimate with an effective date approximately August/September 2026, depending on when the new contract is signed by all parties; a termination notice to Paradise may not be provided until a contract is signed with Sunrise Landscape. **Jeff seconded the motion** and directed CAM to approve the estimate and request

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a contract and sign it, then provide a 30-day termination notice to Paradise Landscaping in June. There being no discussion, the motion passed unanimously.

Farmers Market & HVC CAM was directed in May to contact the Farmers Market manager to find out how HVC businesses may join their space on Saturdays. The Board of Directors for this entity produced an application that HVCOA Businesses can fill out to request a spot at the market.

HVCOA owners will submit their applications/requests to join the market, to their board and/or management. HVCOA will not process applications or requests for such.

Next Meeting: **August 13th 2026 at 4PM- Budget 2027 Workshop**; a draft budget will be mailed to all owners in July as required in advance of this meeting. Paul Dickert, Treasurer, has stated that he intends to provide the Board of Directors with a Capital Budget in 2027 which will include proper reserve funding for asphalt, sidewalks, curbs, lights, etc.

Excerpt from November 2025 Meeting Minutes: Jeff made a motion for Paul Dickert to prepare for the Board a Preliminary Proposed Capital Budget for HVCOA by December 31, 2025; the proposed Capital Budget proposed will use a 10-year plan/ funding approach. The Reserve Study estimates may also be sent out for bid locally and the study updated as needed. The Board directed CAM to mail the items (after the Board of Directors reviews the Treasurer report at a noticed meeting) to every HVCOA owner to Vote on. This future Capital Budget Special Meeting date has not been established at this time; CAM was instructed to expect the mailing of a proposed Capital Budget to all HVC owners on or about April 30th with an online and in-person Vote (Meeting) shortly thereafter. Chad seconded the motion. There being no discussion, motion passed unanimously.

On the November 2025 minutes, Paul agreed to provide his proposed Capital Budget for board review before April 30th. **Jeff made a motion** for Paul to present this proposed Capital Budget prior to this August 13th Budget Discussion Meeting. **Chad seconded the motion.** There being no further discussion, The motion passed unanimously.

HVCOA Annual Meeting Date: January 28th at 4:00 pm. A Board Meeting will be set immediately following this meeting, time will be determined on January 28th.

Adjournment: The meeting was adjourned at 4:52 pm.