

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

March 25, 2020

ADOPTED

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

Board Members Present: Mark Fraser, Jeff Price, Tom Black, Linda Gogan, Dave Worthy

Leland Management: Carla De Yorgi

Others Present: Alan Kolhaus

Quorum and Call to Order

The meeting was called to order at 6:02 p.m. by Mark Fraser with all board members present.

Consideration of Minutes

Tom Black motioned, second by Mark Fraser, to approve the minutes of the meeting held January 20, 2020. It was noted only Tom Black and Mark Fraser had attended the meeting; Jeff Price, Dave Worthy and Linda Gogan were unable to confirm the contents as they were not board members at that time and were not present at the meeting. The minutes were approved by Mark Fraser and Tom Black with no vote by the remaining members.

Jeff Price motioned, second by Linda Gogan, to approve the minutes of the organizational meeting held January 29, 2020. Unanimously approved.

Jeff Price motioned, second by Dave Worthy, to approve the minutes of the Board workshop meeting held February 27,2020. Unanimously approved.

Jeff Price motioned, second by Dave Worthy, to agree with the summary of what occurred at the Annual Members Meeting called for January 29,2020. Unanimously agreed.

Reports of Officers

None given.

Treasurer's Report

Tom Black presented a report of the current financial status, announced the annual audit should be completed by the end of the month and summarized other projects and program activities.

- A. Jeff Price motioned, second by Dave Worthy, to table the consideration of increasing spending limits of the manager, treasurer and president. Unanimously approved.

Tom Black explained a deadline is coming up at the end of April to alter the container pick up count with Waste Pro. Management to contact Waste Pro rep for a meeting with Tom Black and Jeff Price and arrange same. Management to forward Tom Black's report to Jeff Price prior to the meeting.

Management will have copies made of a large property map, forward irrigation report previously obtained and look for irrigation as built plans.

Management Report

Management reviewed written report. Mark Fraser stated he will contact the storage area tenant regarding the April deadline to bring the account current and to sign the lease agreement. Jeff Price to forward names of contractors to the manager for additional bids to waterproof and paint the planter in front of Plantation

Hall. Management to investigate repair responsibility for exterior asphalt walking trail and contact company for clarification of the bid price as presented by Advanced Tree Care, Inc.

Two proposals received for concrete repair were reviewed. Jeff Price motioned, second by Linda Gogan, to accept the proposal as submitted by Allen Spear Construction, LLC for \$2,920. Unanimously approved.

- A. Employee Tasks and Staffing – discussion held; Request by Mr. Price for more detailed task list in future. Mr. Price expressed displeasure with the work itemization and pace. Management to investigate tasks and timing
- B. Existing Tasks and 30- day look ahead – see manager’s report.

Unfinished Business

- A. 4828 SW 91 Drive – sewer line – Management reported inspection by SPT – Specialized Pipe Technology showed line is currently clear; but they are unable to fix the line from the inside. Investigating exterior repair option. Management to contact for update.
- B. Marketable Record Title Act – Jeff Price to contact three legal firms for costs to proceed, and for continued association representation.
- C. Playground Refurbishment – Management will forward all proposals for new equipment, surface options and refurbishment of existing equipment. Jeff Price will seek additional bids to refurbish existing equipment and to refresh current rubber mulch.
- D. Benches and Dog Waste Containers – It was reported there are two benches in need of repair in the maintenance area and one pet waste station. Management to address. Tom Black motioned, second by Jeff Price, to approve the purchase of two 6ft Polly Products Econo-Mizer benches from Global Industries for \$289.95 each. Unanimously approved.

Dave Worthy motioned, second by Linda Gogan, to purchase two bundles of pet waste stations from Pet Waste Eliminator for \$699 each. Unanimously approved.

- E. Appointment of ARB Members – Jeff Price motioned, second by Dave Worthy, to appoint Bob Butts, Steve Bradford and Bruce Nodine to serve on the ARB. Management to forward to Mr. Butts.

New Business

- A. Vehicle Storage Policy – Dave Worthy motioned, second by Jeff Price, to dissolve the Resolution as adopted on February 14, 2011, thus rendering it null and void effective immediately. Unanimously approved.
- B. New Parking Regulations – Jeff Price motioned, second by Dave Worthy, to adopt the revised Parking & Vehicles – General Rules as presented. Unanimously approved. All trailers will be posted giving 30 days to remove or will be towed.
- C. Townhome Wood Repair – Tom Black motioned, second by Dave Worthy, to approve the proposal as submitted by Natural Element for \$11,992 plus a 10% contingency of \$1,199 for a total of \$13,191 to be paid from the townhome reserves. Unanimously approved.
- D. Legal Representation – Jeff Price to address.
- E. Legal Opinion Re: FS 720 – no action.
- F. Signage Upgrades – Dave Worthy motioned, Jeff Price second the motion, to approve the proposal for the not to exceed price of \$5900 to purchase Priority A & B signs minus all alley stop signs and subsequent U-channel sign post and to remove all alley stop signs and posts

currently in place. All voted in favor except Tom Black who opposed. Motion passed 4 to 1. Tom Black to forward revised purchase price.

- G. Farmer's Market - Jeff Price motioned, second by Dave Worthy, that no one may use the HVCOA electric power effective immediately as the board insisted that the Market remain "net neutral". Unanimously approved.

Management will advise the Farmer Market Manager that all trash containers within the market parameters must be emptied on each Saturday or the association will have it done and they will be billed monthly for the service.

- H. Social Gatherings – following discussion it was agreed the Association is not empowered to govern this action.
- I. Flood Zone Update – Owners will be notified via mail to contact the Alachua County Public Works within 60 days for an update on the final revision of the Ocklawaha Flood Survey. Mention of this will be made in the letter to owners informing all of MRTA and the newly adopted parking & vehicle general rules.
- J. Post Office Disinfecting Service - denied.

Next Meeting Date

Wednesday, May 13, 2020

Adjournment

There being no further business, following a motion by Jeff Price and a second by Dave Worthy, it was unanimously agreed to adjourn the meeting at 8:10 p.m.

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