

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

**May 4, 2022
APPROVED**

Haile Village Center Owners Association, Inc. Board of Directors meeting was held via Zoom, Meeting ID: 86266144023, Password: Leland.

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

Leland Management: Carrie Gailfoil, CAM

Owners present: Jan Benet, Victor Espinoza, Richard Dykes, Wendy LaPointe

Invited speaker: Ron McCabe of Florida Living, LLC.

I. Quorum and Call to Order

- The meeting was called to order at 4:03 p.m. by Jeff Price with all Board members present

II. Consideration of Minutes

- On a MOTION by Tom Black, second by Dave Worthy, the minutes of the Board of Directors meeting held 3/23/2022 were unanimously APPROVED as submitted.

III. Treasurer's Report

- Report presented by Tom Black

IV. Management Report

- Report presented by Manager, Carrie Gailfoil
- On a MOTION by Jeff Price, second by Tom Black it was unanimously APPROVED to accept the following proposals:
 - Bench refinishing (4 located in the Square) by JennCo Fabricating in the maximum amount of \$1,500
 - Trash Cans (5) from Global Industrial in the amount of \$4,563.02
 - Benches (5) from OCC Outdoors in the amount of \$2,459.36

V. Owner Comments

VI. Unfinished Business

A. Tree/infrastructure project

- The BOD agreed to the following: Ron with Florida Living LLC. will create a scope of work for the tree root/ infrastructure remediation project. He will submit the plan in writing as follows:
 - Submitted a color-coded site plan separated by quadrants
 - \$100 per hour up to a maximum of \$10,000 per quadrant
 - If he is awarded the job, the fee for the creation of the scope of work as described above will be issued as a credit towards the cost of that quadrant of the project
 - The first quadrant to be addressed will be purple
 - The scope of work will be created and completed one quadrant at a time
 - High risk areas can be identified and addressed individually as well

B. Sinkhole - update

- Ron of Florida Living LLC. will provide an updated proposal once he has evaluated the first quadrant for the tree root/ infrastructure remediation project.

He intends to use concrete from that project to reduce the cost of the sinkhole remediation

C. Sewer Line issue – 4936 SW 91st Terrace

- On a MOTION by Dave Worthy, second by Tom Black it was unanimously APPROVED to accept the proposal from WW Gay in the amount of \$40,128.20 for the repair of the larger sewer line issue. These funds will be taken from acct. #6115 created for the repayment of the Reserves. There will be an additional, smaller repair needed after completion that runs laterally to the building 4936. Waiting will save the association financially as the large repair includes the installation of a 2-way cleanout.

D. Townhomes

- On a MOTION by Tom Black, second by Linda Gogan it was unanimously APPROVED to accept the updated proposal submitted by Alpha Pressure Washing in the maximum amount of \$1,280 for additional pressure washing services. Maximum amount for all services approved in the amount of \$7,020

E. Classification of Pool/Fitness Center and assessment amount

- On a MOTION by Jeff Price, second by Dave Worthy it was APPROVED to adopt the attached Resolution 004-2022 (Pool Gym Assessment), pending typo corrections with 4 Board Members in favor, Mark Fraser abstaining as he is the President of the Board of Directors for the Village at Haile Condo Association

F. Audit 2021 – for adoption review

- On a MOTION by Tom Black, second by Mark Fraser the 2021 CPA Audit was unanimously APPROVED

VII. New Business

A. Day Lilly Park signs proposals

- On a MOTION by Tom Black, second by Mark Fraser it was unanimously APPROVED to purchase 3 signs to be installed at Day Lilly Park from Sign Universe in the amount of \$1,752.66. This will be funded from the Insurance account that was budgeted for \$104,796 and the total amount expended for insurance was \$85,720.47, leaving an available amount of \$19,075.53

B. Response to GL insurance for review – Loss Recommendations

- All Board members agreed that the Loss Recommendation responses written by the Manager were acceptable to submit to the Agent

Note: All future meetings are to be noticed with a Closed Board meeting to immediately follow the BOD meeting

Next Meeting Date

- Next BOD meeting to be held Thursday, 6/02/2022 at 4:00pm

Adjournment

There being no further business, the meeting was properly adjourned at 5:43 pm

Respectfully submitted by Carrie Gailfoil, CAM, Leland Management