

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

**March 24, 2021  
APPROVED**

Haile Village Center Owners Association, Inc. meeting was held via Zoom, Meeting ID: 92879400118, Password: Leland.

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

**Leland Management:** Carrie Gailfoil, CAM

**Owners present:** Sharon & Leonard Harper, Bruce Nodine, Richard Dykes, Jeff Taylor

**I. Quorum and Call to Order**

The meeting was called to order at 4:00 p.m. by Dave Worthy with (4) Board members present, and Mark Fraser absent.

**II. Consideration of Minutes**

Linda Gogan MOTIONED, second by Jeff Price, to approve the minutes of Board of Directors meeting held 2/24/2021 and the Board of Directors meeting held 3/9/2021, both Unanimously approved as presented.

**III. Treasurer's Report**

Report presented by Treasurer, Tom Black.

**IV. Management Report**

Report presented by the Manager, Carrie Gailfoil

**V. Owner Comments**

- A. Mr & Mrs. Harper – owners inquired about pool and fitness center access cards, owners were advised that the pool and fitness center are governed by the Village at Haile Condo Association (VAHC) and provided date and time for next the VAHC meeting.

**VI. Unfinished Business**

- A. 4803 SW 91<sup>st</sup> Drive – Fence/Property line request
- Irrigation in the area was evaluated by Brightview Irrigation, it was advised to commence work when ready and if any irrigation is damaged during the process, Brightview will repair as it occurs
  - Board of Directors requests Owner to present BOD with proposal detailing their requests. Manager will communicate the request to the Owner and present to the BOD once received.
- B. Irrigation Repair – SW 49<sup>th</sup> Place & SW 91<sup>st</sup> Drive
- Manager updated all, irrigation has been repaired and Jasmine has been planted
- C. Sewer Repair – 4936 SW 91<sup>st</sup> Terrace, M-102
- Attorney Brad Tropello will evaluate the issue to assist in determining responsibility of the sewer line and advise BOD how to proceed.
  - Owner previously stated that they received a report including camera scope from plumbing company of the sewer line showing cause of the damage. Manager will request report and camera scope from Owner.
- D. Fence Standards and Criteria
- Tabled until assessment received from David Coffey
  - Tom Black will make amendments to current document and then Manager will consult with Maintenance and possibly make additional amendments

- Once a final draft of the Standards and Criteria has been created, it will be submitted to the ARB for their approval. Upon the ARB's approval, it will be submitted to the BOD for adoption.
- E. Waste Pro Review – update
  - Tom Black MOTIONED, second by Jeff Price, with all in favor to APPROVE and accept Waste Pro's final offer as follows: Waste Pro will issue a credit for \$1,260.00 (this is the charging of recycle 2x/week vs actual collection of 1x/week) \$1,260.00 credit will be coming prior to billing at the end of this month. Recycle and Debris is part of the package rate for the 183 solid waste units being charged. Package rate is \$19.20 which includes solid waste, recycle & debris. Waste Pro could just set the charge at \$0.00 on each of those line items associated with the package rate of \$19.20.
  - Bulk trash – due to excessive bulk items being left at various areas throughout HVC, BOD decided to purchase “dummy” surveillance cameras and signs “No Dumping, 24-hour surveillance” or similar. Cameras will have working light to mimic working cameras. Tom Black inquired about creating a regular bulk pick-up schedule. Manager advised that they had inquired with Waste Pro and was advised that having a set schedule for regular bulk pick-up would result in incurring a weekly fee for bulk pick-up even if there is no pick-up required. BOD decided against a regularly scheduled bulk pick-up.
- F. Update – Trees, asphalt, brick & concrete proposals
  - It was determined that the trees must be addressed prior to the sidewalk/pathway remediations, thus addressing the source that is causing the damages to the sidewalks/pathways
  - Manager will identify (3) areas for root pruning and request each of the (3) tree vendors submit a proposal for one area each. BOD will evaluate the work performed by each vendor and determine which vendor they would like to move forward on the project with.
  - Concrete – Precision Sidewalk suggested that a “ballpark” figure to use for concrete remediation for all areas of trip hazards would be \$60,000. This information was requested due to their proposals only being valid for a maximum of 90 days. Once the Association is closer to securing the work to be done, a new assessment will be completed. Manager will inquire if there are any exceptions for extensions of the proposals.

## **VII. New Business**

- A. HVCOA website
  - The HVCOA website domain was purchased by a pirate, requiring a payment of \$1,200 to retrieve the domain [www.HVCOA.com](http://www.HVCOA.com). BOD decided against buying back the domain name and instead opted to purchase a new domain name.
  - Manager will purchase the following domain names for a period of 1 year: [www.hailevillagecenter.com](http://www.hailevillagecenter.com) and [www.hvcoa.org](http://www.hvcoa.org). Once purchased, BOD will decide which domain to move forward with
  - Manager will inquire with MyNetWire to determine if the current content of hvcoa.com can be recoded to the new domain
  - Manager will publish new website address to Owners: post in Postal Center

### **Next Meeting Dates**

- Next meeting to be held Wednesday, 4/28 at 4:00pm

### **Adjournment**

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

*Respectfully submitted by Carrie Gailfoil, CAM, Leland Management*