

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

**February 24, 2021
APPROVED**

Haile Village Center Owners Association, Inc. meeting was held via Zoom, Meeting ID 95660186270, Password: Leland.

Board Members Present: Dave Worthy, Linda Gogan, Tom Black, Mark Fraser, Jeff Price
Leland Management: Carrie Gailfoil, CAM
Architectural Review Board Members: Steve Bradford, Bob Butts, Bruce Nodine
Owners present: Marisa McLeod, Bob Berdanier, David Coffey

I. Quorum and Call to Order

The meeting was called to order at 4:03 p.m. by Dave Worthy with all Board members present.

II. Consideration of Minutes

Jeff Price MOTIONED, second by Tom Black, to approve the minutes of the Board of Directors meeting held January 27, 2021 as presented. Unanimously approved.

Linda Gogan MOTIONED, second by Tom Black to approve the minutes of the Board of Directors meeting held February 12, 2021 as presented. Unanimously approved.

III. Treasurer's Report

Presented by Tom Black. Tom informed all in attendance of the following **Unaudited** information: Revenue exceeded spending; There will be a split of Management fees for Leland Management between (6160) Management Fee allocation and (6170) Management Payroll allocation, added together will total Management fee

IV. Management Report

Report given by the Manager Carrie Gailfoil

V. Unfinished Business

A. 4803 SW 91st Drive – Fence/Property line request

- After discussion between the BOD, ARB and homeowner (Marisa McLeod), the following was agreed upon by all:
 - Homeowner will withdraw request for 8' fence and resubmit request with the fence to be 6ft in height, design, and color to be determined by the ARB/BOD with no objection from the homeowner. Homeowner has also requested removal (with no replacement) of current gate. ARB will provide decision and the request will then be forwarded to the BOD for determination of legalities (Quit Claim Deed, survey, etc.)
 - Homeowner will remove the tree located adjacent to the current fence at the Homeowner's expense.
 - Fence will be eucalyptus green in color, fence surrounding Southbrooke Condominiums must match in color
 - It is the suggestion of the ARB to have vegetation planted between right-of-way and asphalt pathway to soften the effect of having landscaping removed. Plantings must be low – not to block the line of sight for drivers
 - There was a MOTION by Bob Butts, second by Bruce Nodine in favor of a 6ft fence, eucalyptus green in color, to be relocated to the edge of the pavement of the asphalt pathway on the East side and the edge of the brick pathway on the North side. Manager will revise request and resubmit to ARB and Homeowner for

review and final approval by the ARB. Once approval is received, request will be forwarded to BOD for legalities as described above

- B. Irrigation Repair – SW 49th Place & SW 91st Drive
 - Manager updated all, approval for proposal to address irrigation issues at this area was received 2/23 and submitted to Brightview. Once repairs have been made, Brightview will replace dead jasmine
- C. Update: Concrete/ Asphalt
 - Manager will consult with Precision Sidewalk for their professional advice regarding the highest priority areas. It was requested to find out if Precision Sidewalk can review the proposal from 2018 to determine the area that is most in need of repair.
 - Brightview will be providing information regarding root pruning to address the source creating the issues with the asphalt, concrete and brick work
 - Tom Black mentioned that there is currently \$35,000 (combined) budgeted in 2021 for Capital Expenses of Asphalt Pathway (\$20,000) and Concrete Sidewalk (\$15,000). If a loan was obtained in the amount of \$208,000 at 8% interest for 10 years, the expense would be \$30,000/year.
 - Manager will review current bids for asphalt, concrete and curbing repairs and create a spreadsheet comparison of all (scope to scope).
- D. Koi Pond Update
 - Proposal was submitted for Koi pond brick pavers from Lawn Enforcement. On a MOTION by Jeff Price, second by Linda Gogan with all in favor, the proposal for brick pavers in the Koi pond area in the amount of \$9,968.30 was APPROVED.

VI. New Business

- A. Sewer Repair – 4936 SW 91st Terrace, M-101
 - Management will research responsibility of sewer line, HVC or Condo Association
- B. Fence Standards and Criteria
 - Tabled until next BOD to allow all BOD members to review
 - David Coffey will document the styles of fences that were approved/intentional, and which are privately owned. He will submit pictures of fence styles to Management and BOD will review
- C. Replenishment of Reserves – Insurance Premium
 - Tabled as BOD is in favor of Special Assessment and need further clarification of Governing Document interpretation.
 - Meeting scheduled for 3/9/2021 @ 4pm with Brad Tropello of Blanchard, Merriam, Adel, Kirkland & Green, P.A. for clarification

Owner comments:

Bob Berdanier, Owner 4936 SW 91st Terrace, M-101

- Homeowner stated the slope leading to his front door is causing water to pool and cause door jam to rot, he has repaired door jam. Management will have HVC Maintenance Staff evaluate the area for possible resolution of the issue (raise bricks, etc.)

Next Meeting Dates

- Next meeting to be held Wednesday, 3/9 at 4:00pm – Main Discussion – Special Assessments & amending Governing Documents
- Next meeting to be held Wednesday, 3/24 at 4:00pm

Adjournment

There being no further business, following a proper motion by Mark Fraser, second by Jeff Price it was unanimously agreed to adjourn the meeting

Respectfully submitted by Carrie Gailfoil, CAM, Leland Management