

Haile Village Center Owners Association, Inc.
Board of Directors 6:00 PM **Approved Budget Workshop**
#2 and 6:45PM Board Meeting Draft Minutes

Meeting Minutes November 20, 2024

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 and Call to Order: The meeting began by establishing a quorum, quorum was established. The first meeting was called to order at **6:06 p.m.** by Jeff Price.

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

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

Review and Approval of October 29, 2024 and November 13, 2024 Draft Meeting Minutes: Dave made a motion to approve October 29, 2024 and November 13, 2024 Draft Meeting Minutes as written without changes. Motion carries unanimously.

Budget Draft Discussion:

Jeff made a motion to approve (not to exceed) \$5,000 from reserves to pay for cloud-based pool equipment for the VAHCA pool gate, per the executed commercial lease. Dave seconded. Motion carries unanimously. **Jeff made a motion** for the prior-year allocation split of the total budget (comm vs res) to remain the same. **Linda seconded.** Motion carries unanimously.

After much discussion, **Jeff made a motion** to adopt a 2025 budget with no allocations, per square foot because that is how every owner also votes. **Dave seconded.** After much discussion, this motion was tabled, and no vote was taken. **Dave made a motion** for CAM to immediately locate and execute a contract a third-party accounting firm on behalf of HVCOA of sorts to analyze the budget template, past unwritten budget-allocation policies handed down, the expenses as it relates to whether they should be divided by use-type, and if so- how. This firm shall be paid from HVCOA Reserves in 2025 without further approval required. This firm shall not be contacted by Board members as the process should be analyzed and determined by a third party with the assistance of management as needed, and shall be unaffiliated and specifically not in communication with any owner, board member, or committee member. This contract should be signed before the end of January and a report be submitted to HVCOA owners and the board no later than July 1, 2025. **Jeff seconded.** The motion carries unanimously.

After much discussion, **Jeff made a motion** to adopt the Draft #2 Budget that was posted; \$1,167,406 Adjusted expenses after revenue credits and total operating expense of 1,159,012. (But to in and out the pool income and expense for a net 0; Tom agreed to add this on the final, cleaned up version of the 2025 adopted budget for HVCOA.) **Jeff motion also included** a concession/credit for the new residential owners who to receive GFL trash as of recently, a maximum final annual -\$150 CR. And Vacant Lots would pay \$150 a month, flat rate; *tbd next meeting*. CAM was instructed to make the edits and send in excel to the Board. Next meeting date November 25th (Budget Draft #3) HOW TO ALLOCATE THIS BUDGET will be decided at the next meeting. **Dave seconded.** Motion carries unanimously.

Next Board Meeting: following this meeting at 6:45pm. (Ran a little behind.)

Adjournment: There being no further business, the meeting was adjourned at **8:07 pm.**

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Board of Directors 6:00 PM **Approved** Budget Workshop
#2 and 6:45PM Board Meeting Draft Minutes

Meeting Minutes November 20, 2024

Quorum and Call to Order: The meeting began by establishing a quorum, quorum was established. The first meeting was called to order at 8:08 p.m. by Jeff Price.

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

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

HVCOA Contract with VAHCA: **Jeff made a motion** to adopt and reaffirm approval (of a mutually prepared, negotiated, and signed commercial contract) of the lease between VAHCA and HVCOA, for the pool and fitness center starting on January 1, 2025. A copy of the contract was posted and is available online. **Tom seconded.** Motion carries unanimously.

Rental of a Lift and Board Directives for HVC Maintenance staff to perform tree trimming in HVC: **Tom made a motion** for CAM to rent a lift from Sunbelt Rentals, purchase PPE for staff, and task employees with obtaining training from Sunbelt Rentals in advance and then trimming areas throughout that have been identified in advance and provided to the Board of Directors. The cost for such a lift shall not exceed \$1850 and shall be paid from the HVCOA Reserves without further approval required. **Dave seconded.** Motion carries unanimously.

Next Board Meeting: November 25, 2024 at 6pm. Residential Brackets Allocations and Committee Report should be provided in advance also for the Board to review.

Adjournment: There being no further business, the meeting was adjourned at 8:07 pm.

APPROVED January 21, 2024