

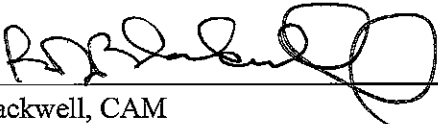
Haile Village Center Owners Association, Inc.

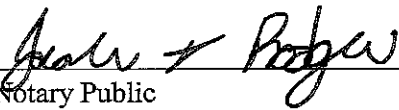
AFFIDAVIT
PROOF OF NOTICE

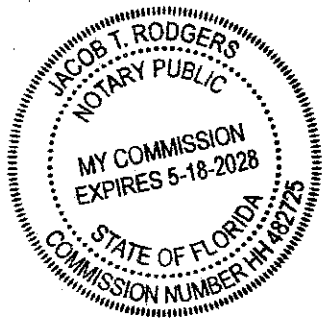
State of Florida
County of Alachua

The undersigned agent of the Haile Village Center Owners Association, Inc., being first duly sworn, deposes and says that the Notice of Board Meeting to Approve a Special Assessment for Haile Village Center **Townhomes**' Building Painting and Repairs (and estimates) to be held on December 20, 2024, were mailed to each (HVC-TH) **Townhome parcel owner** at the address last furnished to the Association on December 3, 2024, in accordance with the requirements of Florida Statutes and the Association's Bylaws.

Dated this 3 day of December, 2024.

By: 
Bobbie Jo Blackwell, CAM


Notary Public



Haile Village Center Townhomes (HVC-TH)

Don't forget to RENEW your USPS mail FWD's.

Want to be on the Board of Directors? Email me!

Would you prefer to form an Townhome Association ?

You would have your own Board, budget, manager, etc.

A letter will be sent soon to all TH owners, from the HVC Board of Directors.

THIS FRIDAY IS LIGHT THE VILLAGE, an annual Haile Village Christmas event!



Figure 1 HVCTH Townhome Committee Karen, Tom, and Will:

On December 20th, 2024 at 3:00 PM

ONLY VIA ZOOM

A Special Assessment Meeting of HVCOA be held for the purpose of paying the final balance due on work performed on the HVC-Townhomes (HVC-TH).

In 2024, \$315,325.00 was spent on Townhome Repairs and Painting. This amount includes The 50% down painting payment that was required on the signed estimates and the repair invoices upon completion. (Itemized by cluster and mailed to all TH owners.)

The final balance due will entail the following:

The Final 50% due on Clusters 1, 2, 3, and 4- and the final 50% payment for a third structural header problem that was approved for repair.

The Haile Village Center Board of Directors may select any due date they prefer for this onetime Special Assessment payment. While I cannot say for sure, I would guess it would need to become due on January 1st since the vendor will expect payment upon completion.

Every Townhome Owner should attend this board meeting if they have questions, or comments.

Positive Feedback is always encouraged.

HVC Townhomes Exterior Special Project - Status as of December 2024

	CL 1	CL 2	CL 3	CL 4	CL 5	CL 6
HVCOA BOARD APPROVED	10-Jul	8/8/2024	8/8/2024	10-Jul	30-May	10-Jul
TOTAL PAINTING COST PER THE SIGNED ESTIMATE	\$29,276.00	\$41,800.00	\$37,225.00	\$31,491.00	\$37,677.00	\$39,992.00
50% DUE AMOUNT - UP FRONT	\$14,638.00	\$20,900.00	\$18,612.50	\$15,745.50	\$18,838.50	\$19,996.00
50% PAID (DATE)	8/28/2024	8/26/2024	8/26/2024	8/28/2024	6/7/2024	6/29/2024
REPAIRS COMPLETED AND PAID IN 2024 see separate worksheet	\$18,172.00	\$14,483.00	\$68,342.00	\$31,584.00	\$26,611.00	\$8,568.00
Repairs and Painting						
Paid YTD	\$32,810.00	\$35,383.00	\$86,954.50	\$47,329.50	\$64,288.00	\$48,560.00
Balance Due	\$14,638.00	\$20,900.00	\$18,612.50	\$15,745.50	\$18,838.50	\$19,996.00
DUE FROM HVC-TH OWNERS	Funds Due For:	DUE	DUE	DUE	Done/Paid in Full	Done/Paid in Full
	(Clusters 1,2,3,4 Final Payment for Painting)					
	\$69,896.00					
	\$2,500.00					
	Admin for Special Assessment					
	\$10,295.50					
	Final 50% due upon completion of header CL3 9192.					
	\$82,691.50					
	DUE NOW					

In 2024, \$315,325.00 was spent on Townhome Repairs and Painting. (Highlighted in green)

This amount includes the 50% down **painting** payment that was required on the signed estimates and the repair invoices upon completion. (Itemized by cluster on a new workbook.)

The final balance due will entail the following: The Final 50% due on Clusters 1, 2, 3, and 4- and the final 50% payment for a third structural header problem that was approved for repair.

This will conclude this project and this Townhome Committee and the second budget; your second monthly assessment for HVC-TH (townhome exterior repairs) will be \$0. There will not be a 2025 adopted budget. **\$82,691.50 is due to Cutting Edge (this month) upon completion.**

Important

PROPOSED SPECIAL ASSESSMENT

Meeting Notice

December 3, 2024

Dear Owner:

NOTICE IS HEREBY GIVEN that a meeting of the Board of Directors will be held on **December 20, 2024, at 3PM via ZOOM ONLY.**

The meeting will be held for the purpose of a proposed Special Assessment **to pay the final balance due on work performed** (exterior repairs and painting) on all 32 HVC-TH Townhomes.

The 50% was paid upfront and the final balance is due upon completion; see attached.

Join Zoom Meeting

<https://us06web.zoom.us/j/2061770193?pwd=sQVDXy1FK7hrP9yEUh8eVrxQCRriCv.1&omn=86002416018>

Meeting ID: 206 177 0193

Passcode: Blackwell

HVC Townhomes Exterior Special Project - Status as of December 2024

	CL1	CL2	CL3	CL4	CL5	CL6
HVCOA BOARD APPROVED	10-Jul	8/8/2024	8/8/2024	10-Jul	30-May	10-Jul
TOTAL PAINTING COST PER THE SIGNED ESTIMATE	\$29,276.00	\$41,800.00	\$37,225.00	\$31,491.00	\$37,677.00	\$39,992.00
50% DUE AMOUNT - UP FRONT	\$14,638.00	\$20,900.00	\$18,612.50	\$15,745.50	\$18,838.50	\$19,996.00
50% PAID (DATE)	8/28/2024	8/26/2024	8/26/2024	8/28/2024	6/7/2024	6/29/2024
REPAIRS COMPLETED AND PAID IN 2024 see separate worksheet	\$18,172.00	\$14,483.00	\$68,342.00	\$31,584.00	\$26,611.00	\$8,568.00
Repairs and Painting	\$32,810.00	\$35,383.00	\$86,954.50	\$47,329.50	\$64,288.00	\$48,560.00
Paid YTD	\$14,638.00	\$20,900.00	\$18,612.50	\$15,745.50	\$18,838.50	\$19,996.00
Balance Due	DUE	DUE	DUE	DUE	Done/Paid in Full	Done/Paid in Full

DUE FROM HVC-TH OWNERS	<p>In 2024, \$315,325.00 was spent on Townhome Repairs and Painting. (Highlighted in green)</p> <p>This amount includes The 50% down painting payment that was required on the signed estimates and the repair invoices upon completion. (Itemized by cluster on a new workbook.)</p> <p>The final balance due will entail the following: The Final 50% due on Clusters 1, 2, 3, and 4- and the final 50% payment for a third structural header problem that was approved for repair.</p> <p>This will conclude this project and this Townhome Committee and the second budget; your second monthly assessment for HVC-TH (townhome exterior repairs) will be \$0. There will not be a 2025 adopted budget. \$82,691.50 is due to Cutting Edge (this month) upon completion.</p>
Funds Due For:	
(Clusters 1,2,3,4 Final Payment for Painting)	
Admin for Special Assessment	
Final 50% due upon completion of header CL3 9192.	
\$82,691.50	DUE NOW

TOWNHOME EXTERIOR REPAIRS as of December 2024

	Repairs CL 5		Repairs CL 6		Repairs CL 4	
CL 5 Repairs-all other	\$17,411.00		\$8,568.00	CL 4 Repairs- all other	\$10,993.00	
50% RPR required permit rotted ext wall.	\$4,600.00			4932 Header	\$20,591.00	
4917/4923 RPR required permit rotted ext wall.	4600					
	\$26,611.00		\$8,568.00		\$31,584.00	
	Repairs	Repairs	Repairs		Repairs	
	CL 1	CL 2	CL 2		CL 3	
repairs pd 9/18.ch#8900. CL4RPR 10.993 AND 18172 CL1 rpr here - INV#7268	\$18,172.00	Rmv/instat 10 new cement plank. No chg labor and material. 2 new cement trim on back porches 9163, 9167. Not listed on Bid but necessary due to major rot. (Can't paint rot). Resecured falling aluminum soffit around bldg., no chg.		9188 Header Inv#7271 - Paid 10/28 EFT - 11/1 Chk#8904 9192 Header-Inv#7328 Paid 50% 11/1 Chk#8906	\$20,591.00	
			\$14,483.00	CL 3 Repairs- all other - Paid 11/6 Chk#8907 (9192) Header issue. 50% deposit	\$20,590.00	
					\$16,866.00	
					\$10,295.00	10,295.00 still due now. Almost complete.
	\$18,172.00		\$14,483.00		\$68,342.00	

\$167,760.00 paid in 2024
\$10,295.00 due now

\$178,055.00 total repairs

Townhome Address	Heated Sq. Ft. Alachua County Property Records		2025 Proposed Special Assessment
Cluster 1			
9163 SW 48th Place	1,593		\$2,643.65
9167 SW 48th Place	1,401		\$2,325.01
9171 SW 48th Place	1,401		\$2,325.01
9175 SW 48th Place	1,401		\$2,325.01
9179 SW 48th Place	1,368		\$2,270.25
Cluster 2			
9183 SW 48th Place	1,368		\$2,270.25
9185 SW 48th Place	1,401		\$2,325.01
9187 SW 48th Place	1,401		\$2,325.01
9189 SW 48th Place	1,368		\$2,270.25
9193 SW 48th Place	1,401		\$2,325.01
9195 SW 48th Place	1,401		\$2,325.01
9197 SW 48th Place	1,698		\$2,817.90
Cluster 3			
9180 SW 49th Place	1,360		\$2,256.97
9184 SW 49th Place	1,820		\$3,020.36
9188 SW 49th Place	1,822		\$3,023.68
9192 SW 49th Place	1,735		\$2,879.30
9196 SW 49th Place	1,752		\$2,907.51
Cluster 4			
4932 SW 91st Way	1,778		\$2,950.66
4942 SW 91st Way	1,702		\$2,824.54
4952 SW 91st Way	1,702		\$2,824.54
4962 SW 91st Way	* 2,557		\$4,243.44
Cluster 5			
4903 SW 91st Way	1,626		\$2,698.41
4907 SW 91st Way	1,422		\$2,359.86
4913 SW 91st Way	1,401		\$2,325.01
4917 SW 91st Way	1,401		\$2,325.01
4923 SW 91st Way	1,422		\$2,359.86
4927 SW 91st Way	1,612		\$2,675.18
Cluster 6			
4943 SW 91st Way	1,606		\$2,665.22
4947 SW 91st Way	1,423		\$2,361.52
4953 SW 91st Way	1,401		\$2,325.01
4957 SW 91st Way	1,423		\$2,361.52
4963 SW 91st Way	1,661		\$2,756.49

Total h/c sf per budget

82,691.50

HAILE VILLAGE CENTER
Community Drive

Winter Coat Drive

Donation deadline
December 15th at
05:00pm

**Please
Donate**

A New or Unused Coat
to Help the Less
Fortunate to Keep
Them Warm

**Thank You for Your
Donation...**

The goal is to collect
+100 new or unwanted
coats, hats and gloves
for the less fortunate
children and adults
during
the winter time.

For more information:
352-561-3327 or Email:
info@hailevillagecenter.com
DROP OFF: HAILE
MANAGEMENT
5230 SW 91 DRIVE SUITE C
GAINESVILLE, FL 32608