

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

**June 30, 2021
APPROVED**

Haile Village Center Owners Association, Inc. Board of Directors meeting was held via Zoom, Meeting ID: 92000140346, Password: Leland.

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

Leland Management: Carrie Gailfoil, CAM

Owners present: Jan Benet, Jeff Taylor, Richard Dykes, Marilyn Wodlinger, Joann Humburg, Frank Buchanan

I. Quorum and Call to Order

The meeting was called to order at 4:08 p.m. by Dave Worthy with all Board members present

II. Consideration of Minutes

On a MOTION by Jeff Price, second by Linda Gogan, the minutes of Board of Directors meeting held 5/26/2021 were 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 - included in Agenda, see below VII. A)

VI. Unfinished Business

A. Settlement Agreement – 4803 SW 91st Drive

- Owner signed Settlement Agreement was submitted to Board President, Board President will sign and submit fully executed Settlement Agreement to Manager. Timeline denoted in the Settlement Agreement will begin upon execution.

B. Mail Center Door Replacement

- Village at Haile Condo Association (VAHC) has requested bids from three companies for the replacement of the Postal Center doors. VAHC Manager will update HVCOA Manager as they progress.

C. Tree root inspection update

- Arborist expects to have inspection report available in approximately two weeks (weather permitting)

D. Sewer Line, 4936 SW 91st Terrace

- Manager provided update as follows: the sewer line was scoped on 6/11, a large root ball was removed and there were two other issues discovered. Plumbing contractor will call in for line locates and then provide an estimate for repairs. Plumbing contractor stated that the tree in the area (marked) will need to be removed prior to repairs. Manager will forward estimate to BOD upon receipt.

E. Events – Oktoberfest

- On a MOTION by Tom Black, second by Jeff Price it was unanimously agreed that HVCOA would commit up to and not to exceed \$4,000 to support in the facilitation of Oktoberfest

- Manager will contact ACSO for any restrictions/ requirements for having vendors that serve alcohol, and obtain current paperwork to secure Extra Duty Patrol officer(s)
- HVCOA will secure tables and chairs to be placed in the common areas, same as previous years. Manager will seek prices from alternate local companies to compare with current vendor rates
- Manager will inquire about possible sponsorships with current vendors

F. Playground update & Transfer of funds,

1. Donations

- A down payment of \$15k has been paid to Recreational Industries
- The playground equipment is expected to be installed towards the end of August, beginning of September
- A GoFundMe campaign has been established in hopes of raising \$10k - \$15k to offset the cost of the new playground equipment
- \$2,350 has been raised as of June 30th
- Matt Thomas will be sending an email out to the HVCOA Merchants with the GoFundMe information
- Jan Benet will be providing the GoFundMe information through Haile Watch social media site

G. Fence Survey

1. Replacement proposal

- The Fence Survey is in progress. Tom Black created a comprehensive survey of all HVCOA fences with their current condition that is being reviewed.
- Fences near ponds, electrical pads, or any area that may pose a hazard will be prioritized
- A proposal was received for the perimeter fence along SW 91st Street adjacent to Haile's Angels & Vet Clinic for \$25,000

VII. New Business

A. Tree located at 4974 SW 91st Drive

- After lengthy discussion, no action was taken at this time. Additional information on discussion is below
- Owner requested HVCOA cover half of the cost for removal of Laurel Oak tree at their home as it may be possible that roots from tree on their property may extend onto HVCOA common area.
- BOD suggested Owner contact their insurance company for information on a possible claim, Owner declined
- Owner is concerned as they were advised the tree should be removed as it is a potential hazard. BOD advised Owner that they can remove the tree in accordance with the Limited Tree Directive adopted 8/2019. Manager forwarded Limited Tree Directive to Owner.

B. Tree removal request – SW 48th Place (owner request)

- Tabled until Arborist's report is received

C. Fence Installation – Natural Spring (SW 48th Place) – owner request

- Once fence style/material has been researched and approved by the ARB, the installation of a fence around the natural spring area will be added to the fencing schedule

D. Refinance of Postal Center Loan

- On a MOTION by Tom Black, second Mark Fraser, it was unanimously APPROVED to accept the terms of refinance for the Postal Center loan presented by SunTrust Bank

Next Meeting Dates

- Next meeting to be held Wednesday, 7/28 at 4:00pm

Adjournment

There being no further business, the meeting was properly adjourned at 5:47pm

Respectfully submitted by Carrie Gailfoil, CAM, Leland Management