

Haile Village Center Owners Association, Inc.  
Board of Directors **Approved** Meeting Minutes  
May 30, 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 meeting was called to order at 4:01 p.m. by Jeff Price.

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

**Owners Present Via Zoom:** Lilliam Pancorbo, Paula from Crystal Air, Robert Mounts, Frances Taylor, Lisa Hawkins, Jan Benet, Brian Diaz, Wendy LaPointe, Kathleen Hamilton, Peter Smith, Jay Hula, Rebecca Lukowski, Patti Breedlove. **In Person:** Marilyn Wodlinger, Karla Shopoff, Gayle Sheets, Joy Sarles, Dot Mounts.

CAM, Bobbie Jo Blackwell was also present.

**Proof of Meeting Notice**

The meeting notice signs were posted at all four entrances and in the postal center.

**Jeff made a motion** to appoint Sally DeNotta as Director on the HVCOA Board of Directors through the end of the former director's term in January 2025. **Tom seconded the motion.** All in favor. Motion passed unanimously.

Later in the meeting, Linda said that she wishes to change her vote to "No," and asked that the meeting minutes include her revised vote. **Motion carries by vote of 3 to 1.**

**Review and Approval of Draft Meeting Minutes for April 30, 2024.**

**Dave made a motion** to adopt minutes with edits to parking rules language; clarification needed. **Linda seconded the motion.** All in favor. **Motion carries unanimously.**

**Tree Trimming Quotes** Management was directed to present tree trimming quotes for Board review later this summer, to include details of what the \$5,000 *daily rate* would include: How many hours per day? Arrival time? Departure time? How many employees onsite? Haul away included? (etc)

**Designated Trash Committee:** **Jeff made a motion** to appoint Frank Moore as Chair for a Designated Trash Committee so that: \*Residential Parcels could be reallocated by the Alachua County Waste division on or before June 30, 2024, \*HVCOA owners could be provided a Designated area for their refuse and recycling, \*and also so the HVCOA [governing documents](#) could be enforced as required. **Dave seconded the motion. The Board approved unanimously.** [HVCOA ARTICLE IX RESTRICTIVE COVENANTS Section 4.](#) *Garbage and Trash. No trash, garbage or other waste material or refuse shall*

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*be placed or stored on any part of Haile Village Center except in Designated Areas by the Board in accordance with specifications so established.*

**Resolution Establishing Fines:** Jeff made a motion to adopt the Resolution establishing and outlining the process for HVCOA fines. Dave seconded the motion. The Board approved unanimously.

**Covenants Committee:** Jeff made a motion to appoint an HVCOA Covenants Committee. Carol Leppla was appointed as Committee Chair; Lisa Hawkins and Laurie Meyers were also appointed to this Fining Committee. The Board approved unanimously.

**Haile Trails Committee:** Jeff made a motion to approve the release of Haile Trail campaign funds as needed for approved projects and asked Karla to provide an invoice for management to pay. Dave seconded. The Board approved unanimously.

**Events Committee:** Jeff made a motion to approve a Sheriff meet and greet event on June 6<sup>th</sup> as presented by Crystal Air because his name is on our Postal Center sign, however informed management that there are NO future political events allowed whatsoever in Haile Village with the minor exception of the voting precinct within HVCOA that has its own laws/rules that must be followed. The approved ARB Guidelines already specify no political signs; the Board of Directors clarified that all future political activities, rallies, etc are prohibited within HVCOA. August 16<sup>th</sup>- Back to School event hosted by Rabell: approved. Pumpkin Patch event hosted by Bosshardt: approved. Oktoberfest event on October 25<sup>th</sup> and Light the Village December 6<sup>th</sup>- both hosted and approved by the HVCOA Events Committee and the Board of Directors for HVCOA. A First Responders Day Event in HVCOA was approved at the last Board Meeting and has not been scheduled yet. Dave seconded. The Board approved unanimously.

**HVC-Townhome Committee:** Jeff made a motion for management to execute the provided Cutting Edge estimate-- to approve on behalf of HVCOA and HVC-TH-- repairs first (Repairs TBD solely by GC) and then painting of Townhomes "Cluster 5." He directed management to notify the townhome owners in cluster 5 as needed to assist the contractor; Cutting Edge will be responsible for the coordination and scheduling of required access needed directly with owners. Management was directed to provide an owner contact list, to include email addresses of townhome owners, to the contractor and to the HVC-TH Committee. Jeff Price reiterated that HVCOA accepts no responsibility for any of the Townhome Exterior Repairs or for the Townhome Exterior Painting work; HVCOA simply authorizes payments to be released with the majority of the Townhome Committee members' approval. Haile Management's role is to assist HVCOA in executing contracts and payments and is not the "Project Manager," nor is

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Haile Management responsible for scheduling or inspecting any of the exterior work performed on any Townhome. The Townhome Advisory Committee must authorize all final payments to Cutting Edge after they have inspected the work performed; final payments should only be approved by the Committee after they have received all acceptable closing documents such as lien releases, warranties, etc. The Townhome Committee is entirely responsible for obtaining such requested, necessary, or required *final items* from Cutting Edge GC or any other entity involved with such work.

The Townhome Advisory Chair and HVCOA Board Treasurer, Tom Black, added that all Cutting Edge paint & repair invoices shall be paid from the HVC-Townhome Reserve bank account and requested that repairs on cluster 5 not exceed 17k without advance approval. **Dave seconded.** All in favor. **Motion carries unanimously.**

**Nominating Committee:** Committee Members: Linda Gogan, Susan Macon, and Paula Towe: The nominating committee began seeking owners who have interest in serving on the Board of Directors for Haile Village Center earlier this year and will continue to do so through December 2024.

**Jeff made a motion** that the **Annual Meeting date be set for January 28<sup>th</sup> at 6PM.** Election Committee will begin their process at the management office on January 27, 2024. Nominating Committee will provide updates monthly to the Board on interested candidate names and stated that any owner interested in running for a Board of Directors seat in January may do so by the provided list of deadlines. **Motion passes unanimously.**

**DECEMBER 18, 2024 12PM** CANDIDATE FORMS ARE DUE FROM ANY PERSON INTERESTED IN BEING ON THE BOARD OF DIRECTORS FOR HVCOA. THE FORMS RECEIVED BY THE NOMINATING COMMITTEE ARE ALSO DUE BY THIS DATE AND TIME.

**After 12PM on December 18, 2024:** All interested candidate names will be added to the ballot and the mailing process will begin. The Association owner portal will not be used for the election process whatsoever except for calendar reminders and reminders for forms needed and/or signature requests.

January 10, 2025 2PM ONLINE VOTING STARTS

January 27, 2025 2PM ONLINE VOTING ENDS

January 27, 2025 12PM-5PM ELECTION COMMITTEE BEGINS PROCESS WITH PAPERWORK RECEIVED TO DATE

January 28, 2025 ELECTION COMMITTEE ARRIVAL 11AM-5:30PM TO FINALIZE ELECTION PROCESSES

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January 28, 2025 Annual Meeting 5:30PM: Paper Ballots Due/ Deadline

January 28, 2025 Annual Meeting 6PM: Announce Results

**Schedule Next Meeting:** The next Board Meeting is scheduled for July 10, 2024 at 4:00 PM.

**Adjournment:** There being no further business, the meeting was adjourned at 5:27 PM.

APPROVED 7.10.2024