

HAILE VILLAGE CENTER OWNERS ASSOCIATION, INC.

5220 SW 91st Terrace

Gainesville, FL 32608

Phone: (352) 364-364-4596 / Fax (352) 620-0465

Email: dmiller@lelandmanagement.com (Deanna Miller, CMCA- LCAM)

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

July 12, 2022 – Approved

Haile Village Center Owners Association, Inc. Board of Directors meeting was held via Zoom. The meeting was called to order at 4:02 p.m. by Jeff Price, Board President.

BOARD MEMBERS IN ATTENDANCE

Jeff Price, President

Linda Gogan, Vice President

Tom Black, Treasurer

Mark Fraser, Secretary

Dave Worthy, Director

BOARD MEMBERS EXCUSED

None

OTHERS PRESENT

Deanna Miller, LCAM, CMCA - Leland Management

Resident Guests

CALL TO ORDER

The meeting began by establishing a quorum, quorum was established.

MEETING NOTICE CONFIRMATION

Notice of meeting was posted in accordance with the bylaws.

APPROVAL OF THE MINUTES

The board reviewed the Board of Directors Meeting Minutes of Thursday, June 2, 2022, were NOT approved. Jeff Price requested a redaction to state Leland Management informed the board they will not be renewing the contract with Haile Village Center Owners Association, Inc, this was discussed after the meeting adjournment and not a part of the official meeting minutes of Thursday, June 2, 2022. This will be added as a note.

TREASURER'S REPORT

- Report presented by Tom Black

MANAGEMENT REPORT

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- Report presented by Manager, Deanna Miller

OWNER COMMENTS

- None

OLD BUSINESS

- **Tree/infrastructure project – Update**
 - Tabled
 - Dave will give a deadline of August 16th to have the preliminary analysis and recommendations in hand from Ron (Florida Living LLC).
- **Sinkhole - Update**
 - Tabled
- **Resolution R005-2022, Owner Renter Rules**

Linda Gogan will update the proposed Resolution to present at a future meeting for BOD approval.

NEW BUSINESS

- **Hall discussion took place referencing the vine falling/trimming and proposal received from BrightView to maintain.**
 - Dave Worthy will reach out to the Hall regarding this matter.
 - The proposal from BrightView is declined at this time.
- **Revised Perimeter Fence Proposal**
 - Board discussion took place.
 - Jeff motioned to approve and accept Superior Fencing Proposal in the amount of no more than \$22,000.00 not to include the painting Linda seconded. The motion passed unanimously.
- **Repair proposals for both HVOA (the association) and HVCH (townhomes)**
 - Tabled until proposal can be received and reviewed.
- **Brightview Invoice for approval - Irrigation repairs needed that were found during inspection. (Around 5347 91st Terrace)**
 - Board discussion took place.

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- Jeff made a motion to approve and accept Brightview Proposal in the amount of no more than \$1,484.86. Tom seconded the motion. The motion passed unanimously.

 - **Maintenance Staff Golf Cart**
 - Board discussion took place.
 - Management will reach out for a quote on staff cart.

 - **DRAFT 2023 Budget Considerations**
 - Board discussion took place.
 - Informative information.

 - **Oktoberfest Proposal received from Leland Management 2022**
 - The proposal will be sent to Wendy for review.
 - Tabled for new business on next meeting.

Notes:

- Leland Management: Wendy will be sending the information to Matt Thomas informing of the non-renewal with Leland Management and Leland's Proposal for Oktoberfest for review.
- Insurance – Agent submitted offer from underwriter to communicate with BOD the scope of tree work they expect. Awaiting a response from BOD. Dave Worthy said they are working with Ron (Florida Living LLC.) and will provide updates.
- Quarterly newsletters will be sent to Owners via email to those owners that have opt-ed in. Newsletters will be sent in the following months: February, May, August, and November
- Potted plants around Plantation Hall and the Plaza will be watered 3 times per week

Next Meeting Date

- Next BOD meeting to be held Wednesday, August 17, 2022, at 4:00pm. Closed Board Meeting to follow the Wednesday, August 17, 2022 Board Meeting, with Board of Directors only.

ADJOURNMENT

- There being no further business, a motion was made to adjourn the meeting at 5:36pm. The motion passed unanimously.