

# Haile Village Center Owners Association, Inc.

## Board of Directors Meeting Minutes

### March 7, 2023

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 7:13 p.m. by Jeff Price.

Board Members Present: Jeff Price, Linda Gogan, Tom Black, Dave Worthy. Mark Fraser joined the meeting at 7:33 PM.

**OTHERS PRESENT:** Ron McCabe from FL Living and Bobbie Jo Blackwell, CAM.

Owners present: (Zoom) Wendy LaPointe, Jan Benet, Robert Mounts, Richard Dykes.

#### **Proof of Meeting Notice**

The meeting notice was posted as required at the property entrances and at the Post Office.

#### **Approval of Draft Meeting Minutes from February 7, 2023.**

**A motion was made by Tom** to approve 2/7/23 draft minutes without changes. **Jeff seconded the motion.** The motion passed unanimously. **Motion carries.**

#### **Treasurer Report**

Tom waived the report submission for this meeting due to the timing of the meeting; the Association Accounting Firm is in the final stages of reconciling Q1 financial information as of this meeting date. A report is anticipated for the next BOD meeting in April 2023.

#### **Management/Property Update Report**

See attached update that was provided to the BOD. Jeff asked that these property updates be shared with the owners. Management agreed to post updates on the new community site, Nabr, which will be the new "Owner Portal. All owners who have provided their email address will be sent an email invitation to join. The information will also be included in a March newsletter and posted in the postal center and online. Management will continue to communicate with owners regularly.

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#### New Business (a)

After much discussion about the formerly used “HVCOA party trailer,” and its value vs. liability to the association, **Dave made a motion** to sell the trailer for the best price and allocate the funds from the party trailer towards the expense of a golf cart and supplies for the maintenance team to use for in-house improvements for the association. **Jeff seconded the motion.** Motion passed unanimously. **Motion carries.**

#### New Business (b)

An ARB request was submitted on 1/19/23 from 5141 SW 91<sup>st</sup> Way for already posted banners, flags, and signs. The ARB asked the BOD to review the request and make the final decision. **Jeff made a motion** to deny the ARB request. **Dave seconded the motion.** There was no further discussion from owners. All in favor, Linda and Mark. Tom abstained from voting on the topic. **Motion carries.**

#### Golf Cart for Maintenance (c)

Manager told the BOD that \$7500 was budgeted for a maintenance golf cart. The cart needed may be slightly more expensive than the amount budgeted. A quality, long-term used cart is what management is seeking and not a 1999 cart. The expected golf cart expense variance is expected to be offset by budgeted projects done in-house; the team will stain the exterior fence in house saving approximately \$8,000. The additional revenue received by the sale of the party trailer will also help to offset the golf cart variance on the 4<sup>th</sup> quarter financials.

#### Schedule Next Meeting

All BOD members agreed that the next meeting in person and via Zoom would be April 24, 2023 at 4:00 pm. Items on the agenda should include: ARB Guidelines, Event Permit updates (fees, insurance guidelines, form edits, rules and regulations, private and public events clarified), and a discussion about a piece of land owned by HVCOA. **Management was instructed to request ARB final draft guidelines from ARB members before the next meeting.**

#### Adjournment

There being no further business, the meeting was adjourned at 8:25 p.m.