

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

September 22, 2021

Haile Village Center Owners Association, Inc. Board of Directors meeting was held via Zoom, Meeting ID: 85629263457, Password: Leland.

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

Leland Management: Carrie Gailfoil, CAM

Owners present: David Coffey, Wendy LaPointe, Robert Mounts, Marilyn Wodlinger

I. Quorum and Call to Order

- The meeting was called to order at 4:02 p.m. by Dave Worthy with four Board members present, one joining after meeting was called to order

II. Consideration of Minutes

- On a MOTION by Linda Gogan, second by Jeff Price, the minutes of Board of Directors meeting held 8/25/2021 were unanimously APPROVED as submitted

III. Treasurer's Report

- Report presented by Treasurer, Tom Black.

IV. Management Report

- Report presented by Manager, Carrie Gailfoil

V. Owner Comments

VI. Unfinished Business

- A. Settlement Agreement – 4803 SW 91st Drive
 - Fence installation is nearly complete, Manager will contact Surveyor to prepare
- B. Postal Center Door Replacement
 - VAHC has stated the contractor is currently in the process of securing the materials. VAHC will keep HVC Manager updated as the project progresses
- C. Tree Root Assessment update
 - Arborist Report
 - Manager will investigate options for outsourcing for Project Management to oversee tree/infrastructure mitigation project
 - Removal & Trimming Update
 - Awaiting bids to be received
- D. Sewer Line, 4936 SW 91st Terrace
 - Manager met with J.W. Freeman Plumbing, awaiting proposal
 - Manager provided information to Quality Plumbing, awaiting proposal
- E. Framework 2022 Operating and Capital Budgets
 - Treasurer will meet with BOD members one on one to discuss and will submit Draft Budget to BOD to include BOD members comments/suggestions

F. Playground & GoFundMe

- The previous playground is currently being removed and the new playground installation is beginning. Recreational Industries anticipates being able to reopen the playground by 9/24
- The playground donation total is currently \$6,659.50

VII. New Business

A. Sinkhole

- Report from Geohazards of Gainesville has been submitted to Foundation Services, Watson Construction and Osteen Bros. for their review and proposal
- Dave Worthy will forward report to additional remediation company

B. Cost Deposits

- Cost Deposits will be sent to the BOD for approval. A Cost Deposit requires a minimum of one Board member's approval. No foreclosure process will be initiated without prior BOD approval.
- Manager submitted a proposed revision for the current Collection Policy to reflect the new laws enacted in July 2021
- On a MOTION by Jeff Price, second by Tom Black, it was unanimously APPROVED to adopt the Collection Policy as amended by Manager provided the collection Attorney approves of the changes.

C. Townhomes

- On a MOTION by Tom Black, second by Jeff Price it was unanimously APPROVED to proceed with (3) proposals for Townhomes repairs totaling \$2,467.88

D. Covid Office Policy

- On a MOTION by Jeff Price, second by Tom Black the proposed HVCOA Covid-19 Policy Statement was unanimously APPROVED

Next Meeting Date

- Budget workshop meeting to be held Monday, 10/18 at 3:00pm
- Next meeting to be held Wednesday, 8/20 at 4:00pm

Adjournment

There being no further business, the meeting was properly adjourned at 5:28pm
Respectfully submitted by Carrie Gailfoil, CAM, Leland Management