

Haile Village Center Owners Association, Inc.

Board of Directors Meeting Minutes

April 24, 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 4:06 p.m. by Jeff Price.

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

OTHERS PRESENT: Bobbie Jo Blackwell, CAM.

Owners present: David Coffey, Don Gogan, Wendy LaPointe, Jan Benet, Robert Mounts, Beth Mills, Mara Rodriguez, Joy Sarles, Lilliam Pancorbo, Richard, Karen Conklin

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 March 7, 2023.

A motion was made by Mark to approve 3/7/23 draft minutes without changes. **Tom seconded the motion.** The motion passed unanimously. **Motion carries.**

Committees

- A. **Communications Committee:** Jan provided an update to the BOD about the new Nabr site (www.hailevillagecenter.com). Jan stated that the new community site was extremely successful; she said that owners are very happy to see property improvement photos, being informed of HVCOA events and projects underway, and especially loved how easy it was to navigate.
- B. **Townhomes Advisory Committee:** Management advertised open positions on the HVCOA Owner Portal for two vacancies on the Townhomes Advisory Committee; Mr. Black has been managing the TH Operations for many years. The Townhome Governing Docs required three townhome owners to assist in this operation. Two additional townhome owners volunteered for this committee: Karen Conklin and Will Haines. **Dave made a motion** to appoint Tom Black (Chair), Karen Conklin, and Will Haines to the TH Committee. **Linda seconded.** The motion passed unanimously. **Motion carries.**

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Management/Property Update Report

- A. Management asked the BOD to consider waiving late fees for April 2023. **Dave made a motion** to waive HVCOA late fees for April. **Jeff seconded.** The motion passed unanimously. **Motion carries.**

New Business

- A. After much discussion about the Parcel owned by HVCOA, **Dave made a motion** for Jeff to contact “trustees” for unfettered title, retain counsel for real estate transaction to reform deed with all rights to HVCOA. **Tom seconded the motion.** The motion passed unanimously. **Motion carries.**
- B. After much discussion about needed concrete repairs, Jeff made a motion to approve concrete work needed, not to exceed \$21,000, and to be paid from Reserves. **Dave seconded the motion.** The motion passed unanimously. **Motion carries.**
- C. Management asked the BOD to consider appointing a Landscape Committee to review the existing landscape contract and to assist HVCOA in preparing their own scope of desired landscape duties to put out for “bid,” rather than approve a scope of work proposed by a landscape vendor. **Jeff made a motion** to appoint the willing volunteers present at the meeting, Don Gogan and David Coffey to an HVCOA Landscape Committee. The owners accepted the position. **Dave seconded the motion.** The motion passed unanimously. **Motion carries.** This committee will “non-renew” Brightview Landscaping vendor and invite them to provide a quote in the future, however their quote will be based on a scope of work and contract that will be prepared by HVCOA.

Schedule Next Meeting

All BOD members agreed that the next meeting in person and via Zoom would be May 25, 2023, at 4:00 pm. Items on the next agenda should include: ARB Guidelines. Management was instructed to send unpaid Condo Association pool/gym center assessments for collections.

Adjournment

There being no further business, the meeting was adjourned at 5:45 p.m.