

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

**January 27, 2021
APPROVED**

Haile Village Center Owners Association, Inc. meeting was held via Zoom, Meeting ID 97660624650, Password: Leland.

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

Leland Management: Carrie Gailfoil, CAM & Carla DeYorgi, PCAM

Owners present: Steven Bradford, Jan Benet, Joshua Jaime, Marilyn Wodlinger

Quorum and Call to Order

The meeting was called to order at 4:05 p.m. by Dave Worthy with all Board members present.

Consideration of Minutes

Jeff Price MOTIONED, second by Tom Black, to approve the minutes of the Organizational Meeting held January 13, 2021 as presented. Unanimously approved.

Treasurer's Report

Presented by Tom Black. Tom informed all of the following **Unaudited** information: Revenue is up slightly (\$5,500); overall approximately \$39,000 below budget; Delinquencies have dropped

Management Report

Report given by the Manager Carrie Gailfoil

Unfinished Business

- A. 4803 SW 91 Drive- fence /property line request
 - Discussed request with Steven Bradford, member of the ARB. BOD is requesting ARB to re-evaluate and confirm that the request upholds the character & quality of the community. The ARB will re-evaluate and report their decision. The BOD will make decisions regarding all other legalities and specifications
- B. Insurance Discussion
 - On a MOTION by Jeff Price, second by Tom Black and all in favor, as this was expected to be a lengthy discussion this item was moved to the end of the Agenda to allow homeowners to ask any questions/concerns and exit call if they desired

Owner Questions

- Jan Benet
 - Requested BOD meeting minutes be posted to the HVCOA website sooner.
 - ❖ On a MOTION by Jeff Price, second by Linda Gogan with all in favor – DRAFT Board Meeting minutes will be posted to the HVCOA website no later than 4 business days after each BOD meeting. Draft minutes will be specifically noted as Draft and watermarked with "Draft". Disclaimer statement to be posted on HVCOA website notifying all visitors that the Minutes are not binding and have not been approved by the Board of Directors. Association Manager Carrie Gailfoil will compose Disclaimer statement and submit to BOD for approval prior to posting on HVCOA website.
 - Reported possible irrigation issue in the area of SW 91st Drive and SW 49th Place affecting jasmine

- ❖ Association Manager Carrie Gailfoil will report issue to Brightview Irrigation
- Reported scheduled cleaning of sidewalks in Residential areas is a recurring need
 - ❖ Association Manager Carrie Gailfoil advised that Maintenance Staff pressure wash sidewalks and walkways weekly. A pressure washing map is being used to track locations as pressure washing takes place. It was advised that any homeowners that has an area of concern to report to Association Manager
- Joshua Jaime
 - Inquired about ARB that was submitted for review. Carrie Gailfoil advised that request had been submitted to the ARB and owner would be notified once a decision had been reached.
- Steven Bradford
 - As a member of the ARB, Mr. Bradford inquired about the request submitted for 4903 SW 91st Drive – see above → Unfinished Business → A)
 - Mr. Bradford requested the BOD Meeting Agendas be posted on the HVCOA website. All future Agendas will be posted on HVCOA website.

New Business

- A. MRTA – Marketable Records Title Act
- Florida Statute states 720.303(2)(e)-At the first board meeting, excluding the organizational meeting, which follows the annual meeting of the members, the Board shall consider the desirability of filing notices to preserve the covenants or restrictions affecting the community or Association from extinguishment under the Marketable Record Title Act, chapter 712, and to authorize and direct the appropriate officer to file notice in accordance with s. 720.3032.
 - Jeff Price confirmed that Brad Tropello (Attorney with Blanchard, Merriam, Adel, Kirkland & Green, P.A. handling the MRTA on behalf of HVCOA) is aware of the separate Associations that exist within the Haile Village Center
 - Motion by Jeff Price, second by Linda Gogan with 4 in favor, 1 abstained due to being muted on call, to file notices to preserve the covenants or restrictions affecting the community or association from extinguishment under the Marketable Record Title Act, chapter 712, and to authorize and direct the appropriate officer(s) to file notice in accordance with s. 720.3032.
- B. 4929 SW 91st Drive – Tree
- After discussion of laws related to homeowner tree trimming responsibility cited by Jeff Price, it was the determination of the Board that a homeowner has the right to trim anything within their airspace. Regarding the tree located on a neighboring Owner's property the Board determined that this is an owner to owner issue and not a matter for the Association Board of Directors. Regarding the tree located on common area property the Board of Directors, as noted above, determined that a homeowner has the right to trim anything in their airspace and may do so. Tom Black requested Arborist's report to be resent – Carla DeYorgi will send.
- C. Expenditure Limits
- Treasurer Tom Black confirmed expenditure authorization limits as follows: Association Manager up to \$500; Treasurer \$501 - \$1,000; Treasurer and President \$1,000 - \$2,500, no changes with all amounts to remain the same.
 - Treasurer Tom Black also confirmed no funds can be moved from Reserves without Board approval.
- D. Social Media Policy (Suggestion from Sue Reisker)
- On a MOTION by Jeff Price, second by Linda Gogan with all in favor Haile Village Center Owner's Association will not take part in Social Media Policy as suggested by Sue Reisker, Board President of Haile Plantation West.

Unfinished Business, section B moved to end of Agenda as Approved above

- Dave Worthy updated owners on the call of the current circumstances with the HVC General Liability Insurance Policy
- Dave Worthy suggested a Notice be sent to Owners to advise them of the current situation, causes and possible solutions (short & long term).
- Jeff Price submitted a draft letter with the information above. It was requested to have responses to the letter with any suggested edits/changes submitted by each BOD member and Leland Management to all by end of day Thursday, 1/28/2021. BOD would like to distribute by end of day Friday, 1/29/2021. Once a letter has been approved, it is to be distributed as follows: posted in locked case in HVC Postal Center, posted on HVCOA website and possibly sent as a hard copy letter mailed to Owners
- Carla DeYorgi obtained proposal from Sihles Insurance; it exceeded the current proposal of \$95,000.
- Carrie Gailfoil has contacted HUD International at the recommendation of Dave Worthy. Representative is expected to have proposals by the week of 2/1/2021
- Current proposal of \$95,000 expires in February 6, 2021. After discussion of acceptance/denial of this proposal and expiration date, it was requested that Carla DeYorgi request an extension of the proposal. Carla DeYorgi contacted current Agent Tim Treweek via phone during the meeting and confirmed that the proposal will be extended to 2/17/2021
- Discussion on possibility of Special Assessment – should it include amount for remediation to address trip and fall hazards; Special assessment could be assessed as square footage or per unit, to be discussed at future meeting
- BOD requested updated concrete survey. BOD also requested Management identify company that can submit survey on brick hazards as well as company that can submit survey on tree hazards (roots causing hazards to concrete & bricks); BOD requested multi-level evaluation ie. Immediate need, Mid-level need, Least need
- Carrie Gailfoil will notify HUD International that any/all proposals must be received no later than Wednesday 2/10/2021
- Discussion on possibility of amending Bylaws to include Indemnity Agreement to include members, invitees & renters – only cases involving gross negligence
- Carrie Gailfoil & Carla DeYorgi of Leland Management will research and submit to BOD the procedures to amend Bylaws and requirements per Governing Documents for Special Assessments

Next Meeting Date

Next meeting to be held Friday February 12th at 11:00am – Insurance discussion only
 Next meeting to be held Wednesday, February 24th at 4:00pm

Adjournment

There being no further business, following a motion by Jeff Price, second by Tom Black it was unanimously agreed to adjourn the meeting at 6:21pm

Respectfully submitted by Carrie Gailfoil, CAM, Leland Management