

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

May 13, 2020

Adopted

Haile Village Center Owners Association, Inc. meeting was held via speaker phone at the office of Leland Management, 5220 SW 91st Terrace, Gainesville, Florida 32608.

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

Leland Management: Carla De Yorgi & Carrie Gailfoil

Others Present: New owners of 4904 SW 91st Drive

Quorum and Call to Order

The meeting was called to order at 6:02 p.m. by Mark Fraser with all board members present.

Consideration of Minutes

Jeff Price motioned, seconded by Linda Gogan, to approve the minutes of the meeting held March 25 as amended by Dave Worthy to state that he along with Jeff Price and Linda Gogan were unable to confirm the contents as they were not board members at that time and were not present at the meeting and pending Dave Worthy's approval of the amendments. Unanimously approved.

Reports of Officers

None given. This item will be removed from future agendas.

Treasurer's Report

Tom Black presented a report of the current financial status, announced the annual audit has not been received to date and summarized other projects and program activities.

Management Report

Management reviewed written report. Discussion was held regarding affects current social distancing restrictions are having on restaurant businesses in the Center. It was decided that the merchants can expand their operations into the common areas provided they are in compliance with all laws and restrictions, are covered by their insurance, storage room lease is received and all trash associated with their business is picked up until either school begins or 100% capacity is restored. Mark Fraser volunteered to contact the proprietors.

- A. Employee Tasks and Staffing – Management updated project info and agreed to forward weekly reports to the board.
- B. Existing Tasks and 30- day look ahead – see manager's report.

Unfinished Business

- A. 4828 SW 91 Drive – sewer line – Management reported SPT – Specialized Pipe Technology was noted returning calls. As the owner is not experiencing any problems at this time the matter as tabled.
- B. Marketable Record Title Act – Jeff Price stated he had contacted three legal firms which said the management company can handle this process. Management will investigate procedure.

C. Playground Refurbishment – Management will seek bids to refurbish existing equipment and to top off existing rubber mulch.

D. Benches and Dog Waste Containers – New benches to be placed in the playground area.

Tom Black motioned, second by Mark Fraser, to rescind previous action to purchase two bundles of pet waste stations from Pet Waste Eliminator for \$1,398 (8 units) and to approve the purchase of 10 pet waste stations for \$1,679. Unanimously approved.

E. Townhome Wood Repair – ratify additional expense – Tom Black motioned, second by Dave Worthy, to approve the expense of \$13,518.75 to address visible wood rot on the remaining 23 townhomes to be paid from the Townhomes General Reserve Funds. Unanimously approved.

F. Legal Representation – Tabled.

G. Signage Upgrades – Tom Black reported the purchase price is considerably lower than originally agreed upon by approximately \$2600.

New Business

A. Waste Pro Update - Tom Black reported there appears to be an excess of 10 totters. A meeting with Waste Pro is scheduled for mid -June and Tom Black and Jeff Price will attend.

B. Arborist Tree Evaluation – Jeff Price motioned, with a second by Dave Worthy, to hire Advanced Tree Care to evaluate the community's trees for an amount not to exceed \$8000. Unanimously approved.

C. Storage Area Tenant – signed lease to be received prior to expanding service to common areas. Mark Fraser to speak with tenant.

D. Trash Containers – to be evaluated for replacements.

E. Owners Requests - Request from several owners to continue storing their trailers on site was denied.

Next Meeting Date

Wednesday, June 17, 2020

Adjournment

There being no further business, following a motion by Jeff Price and a second by Dave Worthy, it was unanimously agreed to adjourn the meeting at 7:43 p.m.

Respectfully submitted by Carla De Yorgi, LCAM, AMS, PCAM, Leland Management