

Haile Village Center Owners Association, Inc.
Board of Directors **Approved** Meeting Minutes
December 14, 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 4:01 p.m. by Jeff Price.

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

Board Members Not Present: Mark Fraser

OTHERS PRESENT: Bobbie Jo Blackwell, CAM. Owners: Wendy LaPointe, Lisa Hawkins, Robert Mounts, Frank Moore, Kaitlyn Watson, Robert Mounts, Mr. Fogler, Eric Schwartz, Catherine Kadechka, Lilliam Pancorbo, Neusa Fraser, Katherine Hilburn, and Marilyn Wodlinger.

Proof of Meeting Notice

The meeting notice was posted on the Management office door, the postal center, and signs were posted at the entrances.

Dave made a motion to approve the draft meeting minutes from 11/16/23 with the following edits: Remove/Correct *Jeff made a motion and Jeff seconded the motion*. Manager was directed to (correct/add) the correct motion or second from the meeting notes. **Jeff seconded the motion**. All in favor. **Motion carries unanimously**.

NEW BUSINESS

- a. Parcel Allocations:** After much discussion about *how* the Annual Approved Budget would be allocated per square foot, and how it has been done and why, Jeff told the owners that the Board would provide a final analysis for everyone soon declaring the formula that will be used because the way it has been done is not outlined in the association documents. (Groupings and Averages). This Board prefers to define the process for owners and put

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it in form of a written Resolution, which becomes part of the association records, for full transparency.

- b. Adopt 2022 Audit:** Tom explained that the HVCOA Audit took longer than expected this year. There was a change in management on January 1, 2023 and there were unexpected delays in locating 2022 invoices and other items that the Auditor required. The Board shared that they have reviewed the audit findings and reports and are *adopting it* now as a formality before year-end. Additionally, all capital expenditures for 2023 would be reallocated from reserves to operating at year end as budgeted. **Tom made a motion** to Adopt the 2022 Audit as presented by Reddish & White. **Dave seconded the motion.** All in favor. **Motion carries unanimously.**
- c. Metal Handrails:** **Tom made a motion** to approve the railings. Linda seconded the motion. After much discussion, the Board of Directors agreed to go look at the location and review the materials that are proposed. **Tom rescinded his motion.** This item will be postponed for a future meeting.
- d. Proposed Resolutions/Amendments:** After much discussion, the Board told Management to include the proposed amendment language (RE: 1-Capital Contributions from new owners and 2-Board Member Absences) prior to the Annual meeting.
- e. Committees:** **Jeff made a motion** to end all 2023 HVCOA Committees and reappoint as needed in 2024, and for Tom Black to be the Chair of the Nominating Committee for the upcoming election, and for Tom to choose two additional owners to assist in this required election process. Tom should provide the final list of nominees for the upcoming election to Management for the electronic ballot. No “Intent to be a Candidate Forms” will be mailed, as are used for condo elections. The Committees that will remain in place for 2024 are the HVC-TH Advisory Committee, the Elections Committee, a new Nominating Committee, the Communications Committee, and Day Lilly Park Committee.

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f. Annual Meeting Date: January 31, 2024 at 5:00 PM.

Schedule Next Meeting: January 10, 2023 at 4:00 PM.

Adjournment: There being no further business, the meeting was adjourned at 5:11 PM.

APPROVED 1.10.2024