

APPROVED MINUTES

Village at Haile Condominium Association, Inc. Board of Directors Meeting August 27, 2025

The Village at Haile Condominium Association, Inc. Board of Directors meeting was held in person at 5230 SW 91 Drive Suite C Gainesville, FL 32608.

Board Members Present: Lisa Hawkins, Karen Fournier, Shannon Obrien, and Donna Millet.

Quorum and Call to Order: The meeting was called to order at 6:00pm by Lisa Hawkins and a quorum of the board was present.

Proof of Meeting Notice: The meeting was noticed on-site in accordance with Florida State Statutes and the Associations Governing Documents.

Approval of July 3, 2025, Draft Minutes – Karen made a motion to approve the draft minutes. **Lisa seconded.** The motion passed unanimously.

Short Term Condo Rentals: Lisa made a motion to clarify that the condo association currently approves (allows) VAHCA owners to use their condo units as short-term rentals on sites such as Airbnb and VRBO; the Board agreed the units have always attracted new customers for Haile Village Center businesses, many who are VAHCA condo owners. Rules related to short-term rentals may be forthcoming. **Karen seconded.** The motion passed unanimously.

Building K New Roof and Cutting Edge Updates: Lisa made a motion to approve Building K Truss repair (Cutting Edge) in an amount not to exceed \$5,000 due to Cutting Edge, and this amount may be paid from the established Roof- Special Assessment account. Cutting Edge rep said the drawings provided by NV5 require edits before the work can begin or permits are pulled for the K building truss repairs. (September, weather-permitting) The new roof estimates are forthcoming for K and F from Cutting Edge. The final walk of the 5318 condo building will be scheduled in September with the vendor and condo owner. Management expects one final invoice for the 5318 condo building project which will be paid from operating account as budgeted, after the final inspection and punch list provided by management are completed. **Karen seconded.** The motion passed unanimously.

Schedule Next Meeting: October 2, 2025 Budget Workshop Meeting; a draft budget will be mailed as required in October with the annual meeting notice in October. **November 6, 2025** Budget adoption meeting.

Adjournment

There being no further business, the meeting was properly adjourned at 6:30 pm.