

# APPROVED MINUTES

## Village at Haile Condominium Association, Inc. Board of Directors Meeting January 30, 2025

The Village at Haile Condominium Association, Inc. Board of Directors meeting was held IN PERSON and virtually via Zoom –

Meeting ID: 206 177 0193 Passcode: Blackwell

**Board Members Present In Person or Zoom:** Lisa Hawkins, Karen Fournier, Shannon O'Brien, and Donna Millet.

### Quorum and Call to Order

The meeting was called to order at 6:04 pm 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 January 14, 2025 Draft Minutes – Karen made a motion** to approved the draft minutes without edits. **Shannon seconded.** The motion passed unanimously.

### Cutting Edge Status –

5318 SW 91 Terrace: **Shannon made a motion** to approve estimate #7163 Cutting Edge, approving deposit required to be paid from Reserves. **Donna Seconded.** The motion passed unanimously. CAM to clarify deposit -for work to commence- due does not exceed 30% of total estimate, \$101,127. **Motion passes unanimously.**

9150 SW 49 PL- B is balcony floor est 7463 and rail replacement (and joist): 5622.25-PAY FROM OPERATING- and C is painting only, not to exceed \$3000-interior stairwell; **Shannon made a motion** to approve the budgeted repairs for this condo building, to be paid from operating. **Karen seconded. Motion passes unanimously.**

5212: **Lisa made a motion** to approve Cutting Edge to perform the final painting of the stairwell ceiling in this building, not to exceed 10K, and this painting expense shall be paid from painting reserves. **Shannon seconded. Motion passes unanimously.**

Gator Fire Update: External antennas and dialers will be billed and paid from operating, as budgeted at 70K for 2025; required inspections, contracts, and crime prevention contract cancellations are underway; they are claiming VAHCA leased equipment from them. Gator Fire is in the process of compiling the equipment so it can be returned to Crime Prevention, as the VAHCA Board has terminated the Crime Prevention contract.

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**Pool/Fitness Access Card Reader** – The Board will discuss this device at a closed meeting in February/March to finalize; more details are needed. This is expected to be finalized later in March 2025.

**Roof Contract:** Lisa made a motion to execute the Building D pay (max 40%) of new roof deposits that may be required from reserves, SA. Shannon seconded the motion. The motion passes unanimously.

Donna made a motion to execute the H building contract and pay the new roof deposit that may be required from reserves, SA. Karen seconded the motion. The motion passes unanimously.

### **Truist Condo Loan**

CAM was directed to send SA meeting minutes and Signed Roof Contract to apply for a VAHCA Truist Condo loan.

### **Schedule Next Meeting**

End of March 2025

### **Adjournment**

There being no further business, the meeting was properly adjourned at 7:30 pm.

Approved March 27, 2025