

# APPROVED MINUTES

## Village at Haile Condominium Association, Inc. Board of Directors Meeting October 2, 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, Brenda Ashley, and Donna Millet.

**Quorum and Call to Order:** The meeting was called to order at 5:03pm 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 August 27, 2025, Draft Minutes – Shannon made a motion** to approve the draft minutes. **Karen seconded.** The motion passed unanimously.

**Building K Fascia: Lisa made a motion** to pay \$2500 for fascia replacement from the roof and building repairs special assessment account. **Donna seconded.** The motion passed unanimously.

**Building G and H, painting of new roof trim left unpainted: Karen made a motion** to pay \$8500 per building to Cutting Edge, from the roof and building repairs special assessment account. **Donna seconded.** The motion passed unanimously.

**Building K - Roof Replacement: Lisa made a motion** to sign the estimate from Cutting Edge for roof replacement; 22,512.68, to be paid from the roof and building repairs special assessment account. **Donna seconded.** The motion passed unanimously.

**Building F - Roof Replacement: Lisa made a motion** to sign the estimate from Cutting Edge for roof replacement; \$25,389.70 to be paid from the roof and building repairs special assessment, however, work is not to be started until K replacement and repairs (unknown damages) are final. **Shannon seconded.** The motion passed unanimously.

**Other October Projects IP: Donna made a motion** to approve hole repairs and touch up paint for the front of Bistro where canopies are removed to prevent water intrusion. This building was painted in 2022 by Certa Pro, so touch up paint should be feasible. This project is approved and shall be paid from the reserve account. 9150 SW 91 Ter- 3 balconies required paint after gutters and roof connections were repaired and then cleaned out; \$7100 to be paid to Cutting Edge from roof and building repairs special assessment account. Building B IP: 3 units affected; \$32,500, 25% to be paid from reserves to Cutting Edge for emergency repair; a change order (add'l amount due) is anticipated after the building materials are removed. **Karen seconded.** The motion passed unanimously.

**Schedule Next Meeting: October 29, 2025 6PM** Sample 2026 draft budgets will be mailed as required with the annual meeting and other required voting materials. The Board is currently reviewing 2026 budget options with association legal counsel as it pertains to SIRS and Milestone expenses expected in 2026.

### Adjournment

There being no further business, the meeting was properly adjourned at 6:00 pm.