

APPROVED MINUTES

Village at Haile Condominium Association, Inc. 2026 Budget Adoption Meeting December 10, 2025

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

Board Members Present: Lisa Hawkins, Brenda Ashley, Karen Fournier, and Donna Millet.

Quorum and Call to Order: The meeting was called to order at 6:04pm 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.

Building F Replace and Paint Fascia: Lisa made a motion to hire Cutting Edge Reno contractors to make repairs and also replace building F fascia for \$18,593.50 (50% to be paid from SA in December 2025.) and pay for the repairs from the special assessment bank account; the roof replacement is scheduled to begin thereafter in January/February 2026. Donna seconded the motion. There being no discussion, the motion passed unanimously.

Building F New Roof and Milestone estimates: Lisa made a motion to approve the following estimates: Cutting Edge replacement of building F roof for \$25,389.70 (50% to be paid from SA in December 2025.)

Phase II Milestone Estimates 1-Day INSPECTIONS estimate \$11,270 from non-sirs reserves in 2026- 24 breezeways and \$700 per breezeway thereafter. KENNEDY RICHTER CONSTRUCTION -Not to exceed \$22k from non-sirs reserves in 2026 – Destructive Phase II (Included-up to 15 locations per Phase I report and temp shoring on building A). Karen seconded the motion. There being no discussion, the motion passed unanimously.

Next Meeting: A collections policy will be presented to the Board at the next board meeting scheduled for the beginning of March 2026, date and time is TBD. Until then, management may create and enter into a payment plan with condo owners with past due balances and late fees may be waived during the repayment period. The Board approved allowing management to waive late fees and interest for owners in 2026 as needed.

Previously, the Board of Directors wanted to offer a small discount for anyone who paid for assessments for 2026 in full in January 2026; the attorney for VAHCA said this will not be allowed and therefore is disapproved for 2026.

Adjournment

There being no further business, the meeting was properly adjourned at 6:32pm.