

APPROVED MINUTES

Village at Haile Condominium Association, Inc. 2026 Budget Adoption Meeting November 6, 2025

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

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

Quorum and Call to Order: The meeting was called to order at 12:04pm 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.

Approval of October 23, 2025 and October 29, 2025 Draft Minutes – Shannon made a motion to approve both draft minutes without edits. **Donna seconded.** The motion passed unanimously.

2026 Annual Budget Adoption: Lisa made a motion to: adopt the 2026 draft budget with \$175,000 budgeted for **Pooled condo reserves**, \$175,000 for building maintenance, \$19,000 for electrical and building system repairs, and \$50,000 for Gator Fire and electrical repairs for red-tag systems. The 2026 annual budget ~~did not increase~~ from 2025 budget; 2026 Adopted Total Annual Budget \$939,967.00. **Motion includes:** (1) No late fees in January 2026 so owners can ensure they're set up on autopay after the holidays. (2) Owners who pay all of the condo fees for 2026 (in full) by January 15, 2026 will receive a 5% discount; the board directed CAM to direct the accounting team to remove the 5% balance if paid in full by 1-15-26 and classify the adjustment to bad debt. Late fees will offset this line item. (3) Late fees in 2026 will be the maximum allowable amount, not to exceed \$100 per month plus maximum interest allowed by law. CAM will verify the maximum fees permitted with Becker and begin charging the new fees in February 2026. Owners are encouraged to set up automatic payments. **Shannon seconded the motion.** The motion passed 4-1. Donna Millett voted no.

Questions from Owners: Kathleen Soth asked if the annual pool revenue was included on the 2026 draft budget. The Board responded that they opted not to include any pool revenue with the goal of helping offset the unknown & forthcoming 2026 Milestone repairs and expenses. In 2026, the Board will adopt a collections policy and Becker will begin enforcement for VAHCA. Any additional revenue VAH may receive such as late fees or pool memberships will be used for building maintenance and milestone compliance.

Adjournment

There being no further business, the meeting was properly adjourned at 12:42pm.