

# APPROVED MINUTES

## Village at Haile Condominium Association, Inc. Board of Directors Meeting July 3, 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 and virtually via Zoom, Meeting ID: 206 177 0193 Passcode: Blackwell

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

**Quorum and Call to Order:** The meeting was called to order at 6:01pm 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 May 15, 2025, Draft Minutes – Karen made a motion** to approve the draft minutes. **Shannon seconded.** The motion passed unanimously.

**Appoint 5<sup>th</sup> Board Member: Donna made a motion** to appoint Brenda Ashley as Director, to the Board of Directors. **Karen seconded.** The motion passed unanimously. Brenda Ashley was on the zoom meeting to accept the appointment.

**Condo Slab Leak Repair: Lisa made a motion** to approve work performed by WH Construction and reaffirm the prior-approved waiving of required workers comp from this vendor for this emergency repair; \$6695.79 is approved to be paid from Reserves. Also reaffirmed approval for the hvc brick from bldg. to condo meter restoral for Rabell parcel in 2<sup>nd</sup> Quarter. **Donna seconded.** The motion passed unanimously.

**HVAC Bldg K102, K202 AC: Lisa made a motion** to approve hvac line repairs by Ray French Heating & Air and including cost of restoration of exterior area upon completion, not to exceed \$15,500 and shall be paid from reserves. **Donna seconded.** The motion passed unanimously.

**Roof Contracts for D, G, and H: Lisa made a motion** to reaffirm approval for the executed roof contracts for buildings G and H (J&S Roofing) and also the signed estimate for building D in June (Cutting Edge); all roof repairs and replacements to be paid from the special assessment account. **Donna seconded.** The motion passed unanimously.

**5318 SW 91 Terrace \$26,195: Lisa made a motion** to approve Cutting Edge estimate#7595 for the completion of this condo building (21 window replacements); \$26,195 will be paid from the reserve account. **Shannon seconded.** The motion passed unanimously.

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**Dryer Vent Cleaning:** Lisa made a motion to approve \$6,030 for buildings A-L dryer vents to be cleaned as quoted, as soon as possible. Donna seconded. The motion passed unanimously.

**Adoption of Audit:** Lisa made a motion to adopt the 2024 audit as presented. Karen seconded. The motion passed unanimously. The Board reminded owners that a copy is available online and in the management office.

### **Adjournment**

There being no further business, the meeting was properly adjourned at 7:35 pm.

APPROVED 8.27.2025