

Approved MINUTES

Village at Haile Condominium Association, Inc. Board of Directors Meeting November 4, 2024

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: Sally DeNotta, Lisa Hawkins, Karen Fournier, and Donna Millet, and Rebecca Lukowski.

Quorum and Call to Order

The meeting was called to order at 10:01 AM by Sally DeNotta 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 Draft Minutes from August 29, 2024 – Lisa made a motion to adopt the draft minutes as written. **Rebecca seconded.** The motion passed unanimously.

Finalize Projects– Sally made a motion to approve and reaffirm approval for condo work- from RESERVES as follows: Cutting Edge \$5235 from Reserves: Cutting Edge Balcony Invoice \$6,225 from Reserves. **Karen seconded.** The motion passed unanimously.

New Condo Rules. Donna made a motion to adopt the following condo rules
VAHCA Owners are responsible for screens being installed; they must match from the streetside view with other condos nearby. There shall be no missing screens in any condo window with the understanding that any new windows installed by VAHCA will include new screens. **No pets left unattended on balconies * No Smoking in Common spaces, stairwells, or near any condo building, nor any butts left outside your unit. ***** Owners are responsible for wasp nests located on private balconies (under 8 feet), this item was tabled until the next board meeting scheduled for November 14, 2024. **Karen seconded.** The motion passed unanimously. CAM was instructed to add this item on the next meeting agenda for discussion.

Impartial Election Committee: CAM presented Committee Guidelines to clarify their role and to explain the process. **Lisa made a motion** to adopt the presented election procedure for VAHCA Impartial Election Committee **and to appoint** Brenda Ashley, Karen Huddas, Marilyn Wodlinger, and Joy Sarles to assist with certifying the election results at the upcoming Annual Meeting. **Donna seconded.** The motion passed unanimously.

Approved MINUTES

HVCOA and VAHCA Pool and Fitness Center Contract: Lisa made a motion to approve a signed long term commercial lease for \$15,000 annually between VAHCA and HVCOA. Donna seconded. The motion passed unanimously. CAM was instructed to send for electronic signatures from both Associations.

Budget Workshop: The Board reviewed each line item with owners who were present to demonstrate why there is a substantial increase in assessments; the primary factor is lack of reserve funding in prior years and failure to update the Reserve Study, costs for replacements, and other factors such as age and deferred maintenance. CAM presented two large binders full of photos and estimates of condo maintenance issues, hurricane damage, etc. The Board asked all owners present if there were any projects listed on the budget that they felt should be removed or deferred. The Board asked all owners present if they preferred a Special Assessment for the repairs specified in the 2025 draft budget vs. a monthly dues increase. The Board reminded the owners that in addition to this 2025 monthly assessment increase, there was a mailing specifically related to a ROOF SPECIAL ASSESSMENT and the meeting was scheduled for this week also. The Special Assessment will be due in 2024. The 2025 budget increase would take effect on January 1, 2025. The Board stated that they intended to prepare a fair Collections Policy to include payment plans for owners who may require such since the lump sum would be due in a short period of time and VAHCA needed an updated policy for 2025. The Board told CAM to add to next meeting Agenda, "Waive late fees through January 31, 2024," and to email the attorney to start the process of preparing a Policy. CAM was also directed to direct the accounting teams to open SA Bank Accounts, Order Coupons, Notify Estoppels/Closings IP, and to start the process of a VAHCA Condo Loan (as an option for future *other needs*.)

Adjournment

There being no further business, the meeting was properly adjourned at 11:20 AM.