

The Village at Haile Condominium Association, Inc.
5230 SW 91st Drive Suite C Gainesville, FL 32608
Notice of Board Meeting to Approve 2026 Operating Budget

October 20, 2025

To All Members:

November 6, 2025, a meeting of the Board of Directors will be held for the purpose of adopting the 2026 Operating Budget. A copy is enclosed for your review.

The Board/Budget Meeting will be held as follows:

DATE: November 6, 2025

TIME: 12:00 PM

LOCATION: Haile Management 5230 SW 91st Drive Gainesville, FL 32608

Additional agenda items may be addressed at this meeting as posted in advance.

The Agenda for the Meeting will be as follows:

- I. Call to order
- II. Establish Quorum of Directors
- III. Proof of Meeting Notice
- IV. Approval of the Previous Meeting Minutes
- V. 2026 Annual Budget Adoption
- VI. Questions/Comments from Owners
- VII. Adjournment

Regards,

Bobbie Jo Blackwell, LCAM

On behalf of The Village at Haile Condominium Association, Inc.

Enclosure: Proposed 2026 Operating Budget
Two Budgets Mailed; 1 with SIRS and 1 without.

The Village at Haile Condominium Association, Inc.

Draft 2026 BUDGET SIRS Included

Income		
Account	2025 Adopted Budget	2026 Draft Budget
4001 Maintenance Income	\$939,967.00	
4004 Pool Income		
4016 Late Fee / Interest Income		
4018 Gate / Key FOB Income		
4025 Bank Interest Income		
Income Total	\$939,967.00	\$939,967.00
Total	\$939,967.00	\$939,967.00
Expense		
Account	2025 Approved Budget	2026 Draft Budget
5001 Accounting/Audit Fees/SIRS/Milestone	\$16,000.00	\$16,000.00
5004 Legal Fees	\$5,000.00	\$5,000.00
5005 Bad Debt	\$500.00	\$500.00
5007 Bank fees / Licenses, Taxes, Permits	\$1,500.00	\$1,500.00
5008 Office Expense, Websites, Files	\$3,500.00	\$3,500.00
5011 Admin- Misc	\$150.00	\$150.00
5012 Corp Annual Rpt & DBPR	\$500.00	\$500.00
5099 Miscellaneous	\$0.00	\$0.00
Administration Total	\$27,150.00	\$27,150.00
5110 Insurance & Admin	\$300,000.00	\$250,000.00
5111 GL/Crime/D&O/Umbrella		
Insurance Total	\$300,000.00	\$250,000.00
	0	0
5301 Electricity	\$32,000.00	\$35,000.00
5302 Water & Sewer		
Utilities Total	\$32,000.00	\$35,000.00
5410 Pool / Spa	\$30,000.00	\$30,000.00
5414 Pest Control	\$7,000.00	\$7,000.00
5417 Janitorial	\$40,000.00	\$40,000.00
5419 Termite	\$7,000.00	\$7,000.00
5423 Management	\$48,000.00	\$48,000.00
Contract Services Total	\$132,000.00	\$132,000.00
5500 Building Maintenance	\$200,000.00	\$155,444.00
5501 General Rprs & Mntc/ Deferred Maintenance	\$25,000.00	\$15,000.00
5502 Electrical, Building Systems & Building Repairs	\$50,000.00	
5512 Fitness /Gym Center	\$4,000.00	\$4,000.00
5520 Backflow Testing	\$750.00	\$750.00
5522 GATOR FIRE - Inspection & Sprinklers	\$70,000.00	\$25,000.00
Repair & Maintenance Total	\$349,750.00	\$200,194.00
5580 Pool Maintenance	\$11,000.00	\$11,000.00
5582 Taxes & Licenses	\$750.00	\$750.00
5584 Cable	\$1,500.00	\$1,500.00
Pool Total	\$13,250.00	\$13,250.00
5901 Reserves Transfer/ SIRS and Reserves	\$85,817.00	\$282,373.00
Total	\$939,967.00	\$939,967.00
Net Income	\$0.00	\$0.00
DISCLAIMER: THE BUDGET AND FIGURES ARE A GOOD FAITH ESTIMATE ONLY AND REPRESENT AN APPROXIMATION OF FUTURE EXPENSES BASED ON FACTS AND CIRCUMSTANCES EXISTING AT THE TIME OF PREPARATION. ACTUAL COSTS OF SUCH ITEMS MAY EXCEED THE ESTIMATED COSTS.		

**Does not
include
Mandatory
SIRS, if owners
vote by
majority.
draft #2**

**The Village at Haile Condominium Association, Inc. January 1, 2026 through December
31, 2026 Draft Budget (To "Pause SIRS Funding," as shown requires Owner Vote (Pass))**

Income		IF VOTED ON & PASSES
Account	2025 Adopted Budget	2026 Draft Budget
4001 Maintenance Income	\$939,967.00	\$838,900.00
4016 Late Fee / Interest Income		
Income Total	\$939,967.00	\$838,900.00
Total	\$939,967.00	\$838,900.00
Expense		
Account	2025 Approved Budget	2026 Draft Budget
5001 Accounting	\$16,000.00	\$16,000.00
5004 Legal Fees	\$5,000.00	\$5,000.00
5005 Bad Debt	\$500.00	\$500.00
5007 Bank fees / Licenses, Taxes, Permits	\$1,500.00	\$1,500.00
5008 Office Expense, Websites, Files	\$3,500.00	\$2,500.00
5011 Admin- Misc	\$150.00	\$150.00
5012 Corp Annual Rpt & DBPR	\$500.00	\$500.00
5099 Miscellaneous	\$0.00	\$0.00
Administration Total	\$27,150.00	\$26,150.00
5110 Insurance & Admin	\$300,000.00	\$275,000.00
5111 GL/Crime/D&O/Umbrella		
Insurance Total	\$300,000.00	\$275,000.00
	0	0
5301 Electricity	\$32,000.00	\$35,000.00
5302 Water & Sewer		
Utilities Total	\$32,000.00	\$35,000.00
5410 Pool / Spa	\$30,000.00	\$30,000.00
5414 Pest Control	\$7,000.00	\$7,000.00
5417 Janitorial	\$40,000.00	\$35,000.00
5419 Termite	\$7,000.00	\$7,000.00
5423 Management	\$48,000.00	\$48,000.00
Contract Services Total	\$132,000.00	\$127,000.00
5500 Building Maintenance	\$200,000.00	\$210,000.00
5501 General Rprs & Mntc/ Deferred Maintenance	\$25,000.00	
5502 Electrical, Plumbing & Systems	\$50,000.00	\$25,000.00
5512 Fitness / Gym Center	\$4,000.00	
5520 Backflow Testing	\$750.00	
5522 GATOR FIRE - Inspection & Sprinklers	\$70,000.00	\$25,000.00
Repair & Maintenance Total	\$349,750.00	\$260,000.00
5580 Pool Maintenance	\$11,000.00	\$11,000.00
5582 Taxes & Licenses	\$750.00	\$750.00
5584 Cable	\$1,500.00	\$4,000.00
Pool Total	\$13,250.00	\$15,750.00
5901 Reserves Transfer/ POOLED RESERVES ONLY	\$85,817.00	\$100,000.00
Total	\$939,967.00	\$838,900.00
Net Income	\$0.00	\$0.00
DISCLAIMER: THE BUDGET AND FIGURES ARE A GOOD FAITH ESTIMATE ONLY AND REPRESENT AN APPROXIMATION OF FUTURE EXPENSES BASED ON FACTS AND CIRCUMSTANCES EXISTING AT THE TIME OF PREPARATION. ACTUAL COSTS OF SUCH ITEMS MAY EXCEED THE ESTIMATED COSTS.		

\$939,967.00

\$838,900.00

The Village at Haile Condominium Association, Inc.
5230 SW 91st Drive Suite C Gainesville, FL 32608
Notice of Board Meeting to Adopt Rental Rules

To All Members:

November 6, 2025, a meeting of the Board of Directors will be held for the purpose of adopting Rental Rules. Sample condo-use rules are enclosed.

DATE: November 6, 2025

TIME: Immediately following the Budget Meeting at 12PM

LOCATION: Haile Management 5230 SW 91st Drive Gainesville, FL 32608

Additional agenda items may be addressed at this meeting as posted in advance.

The Agenda for the Meeting will be as follows:

I. Call to order

II. Establish Quorum of Directors

III. Proof of Meeting Notice

IV. Approval of the Previous Meeting Minutes

V. VAHCA Rental Rules

VI. Questions/Comments from Owners

VII. Adjournment

Enclosure: Proposed Rental Rules/ VAHCA 2025

The Village at Haile Condominium Association Board approved the use of condos as short and/or long-term rentals. The Board will meet immediately after the budget meeting on November 6th to adopt rules related to condo rentals.

SAMPLE RULES THAT WILL BE DISCUSSED (STR-Short term rentals)

1. STR: Owners must provide the actual 911 address and post it in the condo where it is easy to see: example 9119 SW 52nd Ave, Unit C-302, Gainesville FL 32608.
2. STR: Owners must provide the front door code or a key; lockboxes may not be attached to any condo railing. Owners may not place a combo or other type of lockbox on stair railings.
3. STR: Owners must provide instructions on how to operate the front door code-device if there is a code vs. a key. Example: To open, enter code, press Schlage key, then turn lock to the left to lock, press Schlage key and turn lock to the right
4. STR: Owners must provide their renters with instructions on where to place trash and recycling. Examples: "All trash and recycling should be placed inside a trash can. Cans are located on the 1st floor, in the middle of the two buildings facing the fountain, enclosed behind the fenced area. Green lid cans are for refuse and blue lid cans are for recycling. See *Designated HVCOA Refuse & Recycling Site Map*
https://engage.goenumerate.com/s/hailevillagecenter/site/6562/hoapage.php?page=gen_8_6562
5. STR: Below is a link to examples of templates for creating house rules for the Board to review. <https://hosttools.com/blog/short-term-rental-tips/airbnb-house-rules/>
6. Owners must provide renters with a copy of Pool & Fitness Center Rules.
<https://engage.goenumerate.com/s/hailevillagecenter/c/site/6562/public/6562/2025%20Pool%20Rules.%204.2025.pdf>
7. If pool and fitness center access cards are shared with any renter, owners must verify that their units' pool and fitness center cards are operational before their renters arrive. Management will assist owners with pool cards and access Monday through Friday. Renters shall not be directed to the association manager for assistance with any matter related to access cards.
8. Owners must provide renters with HVCOA Parking Rules:
<https://engage.goenumerate.com/s/hailevillagecenter/c/site/6562/public/6562/Haile%20Village%20Center%20Rules%20for%20Parking%20%26%20Vehicles%202020.pdf>
9. Owners must provide renters with emergency phone numbers such as Gainesville Regional Utilities, cox cable, ACSO, or after third party property manager contact

information. Renters shall not be directed to the association manager for assistance with any matter.

10. HVCOA ARB Guidelines shall also apply for VAHCA: Security or Video cameras -

Cameras may be installed without written approval from the ARB. However, as a condition of installing cameras, owners, including his or her successors and assigns, agrees to indemnify, defend and hold harmless the Association from any and all claims for damages that relate to or concern the installation, operation, maintenance and use of cameras. This obligation by the owner shall include the obligation to maintain, repair and replace any and all portions of the association that are damaged, either directly or indirectly, by the installation, operation, maintenance, use and removal of any camera or cameras and shall include all uses the cameras are put to.

No camera shall be installed in any manner or location that will violate the privacy of another person or their peaceful enjoyment of the Properties. Cameras that rotate, pivot or move by remote control shall not be moved or positioned in a manner that may violate the privacy of another resident or that may impair a person's quiet enjoyment of their Home or Lot. For example, and without limitation, no camera on the exterior of a Home shall be pointed directly at the front door, garage door, windows or patio of another Home. Rather, cameras on the exterior of a Home shall be positioned to capture the areas immediately around the Home and the Lot upon which they are installed. In the event that a camera on a Home or Lot is positioned improperly, at the request of the Board of Directors or ARB, the Owner shall reposition the camera or remove it to comply with these rules and regulations.

Cameras shall also not be operated remotely or otherwise controlled by their owner in any manner that may violate this rule. The installation of cameras in no way implies any responsibility whatsoever on the part of the Association, including but not limited to its Board of Directors, ARB, staff, volunteers, officers, directors, employees, managers, managing agents, access control personnel, agents or legal representatives. The Association, as defined above, shall not be held liable, or otherwise responsible, for damaged property, illegal activity, personal injury or death. The Association's allowance or approval of a Homeowner's request to install cameras is not a guarantee of safety or protection of any person or property of any kind. All people on the Properties, including but not limited to, owners, tenants, guests, invitees, employees, management personnel, access control personnel, vendors and contractors, are strongly encouraged to provide for their own security measures and take proper safety precautions, as they each deem appropriate and necessary in their own discretion and judgment. Each person shall be responsible for providing his or her own insurance coverage for their health, safety and property.

11. **Reminder:** No Signs may be posted on any balcony, posted in any window, or posted in any area visible from the street. VAHCA Docs, page 31; 12.7. Signs. No "For Sale" or "For Rent" signs or other displays or advertising shall be maintained on any part of the Common Elements, Limited Common Elements or Units ...and HVCOA ARB Guidelines outline signs in common areas (link below)
https://engage.goenumerate.com/s/hailevillagecenter/hoapage.php?page=gen_10_6562
12. Owners must provide renters with a copy of all association adopted rules.
13. There is No smoking permitted in condo property, on balconies or in stairwells.
14. No grills are allowed on balconies. No electric grills are permitted.
15. Owners must provide and instruct renters on the location and instructions and "How to Use a Fire Extinguisher," and also provide a First Aid kit.
16. Bicycles or other personal property may not be stored in stairwells or in common area at any time; all personal items will be removed without notice and disposed of at the owners expense. Electric bicycles may not be stored in common areas. Signs and other personal property may not be stored behind any fence or common area of HVC or VAHCA. All personal items will be removed without notice and disposed of at the owners expense.
17. The Association and Management will not attempt to locate an owner of personal property before disposing of it.