

NOTICE OF THE VILLAGE AT HAILE CONDOMINIUM ASSOCIATION, INC.
MEETING AND AGENDA

NOTICE IS HEREBY GIVEN in accordance with the Bylaws of the Village at Haile Condominium Association, Inc., and Florida State Statutes, that the Board of Directors Meeting will be held for the proper purpose as indicated herein.

The Village at Haile Condominium Association, Inc., Board of Directors Meeting will be held on the following date, time and location.

Date: **October 23, 2025**

Meeting Time: **10:00 AM**

Meeting Location: 5230 SW 91 Drive Suite C Gainesville, FL 32608

Join Zoom Meeting

<https://us06web.zoom.us/j/2061770193?pwd=sQVDXy1FK7hrP9yEUh8eVrxQCRiCv.1&omn=84888826103>

Meeting ID: 206 177 0193

Passcode: Blackwell

One tap mobile +13052241968,,2061770193#,,,,*261784730# US

The Agenda will be as follows:

1. Call Meeting to Order
2. Establish Quorum
3. Review and Approval of October 2, 2025 Draft Minutes
4. Guest: NV5 Structural Engineering (SIRS and Milestone Engineers) Updates
5. Owner Q&A
6. Cutting Edge, Building B Final, change order \$12,000 -final-from Reserves
7. Next Meeting October 29th- Special Meeting – Owners must Vote
8. Adjournment

DRAFT MINUTES

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

October 2 , 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.

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

Quorum and Call to Order: The meeting was called to order at **5:03pm** 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 August 27, 2025, Draft Minutes – Shannon made a motion to approve the draft minutes. **Karen seconded.** The motion passed unanimously.

Building K Fascia: Lisa made a motion to pay \$2500 for fascia replacement from the roof and building repairs special assessment account. **Donna seconded.** The motion passed unanimously.

Building G and H, painting of new roof trim left unpainted: Karen made a motion to pay \$8500 per building to Cutting Edge, from the roof and building repairs special assessment account. **Donna seconded.** The motion passed unanimously.

Building K - Roof Replacement: Lisa made a motion to sign the estimate from Cutting Edge for roof replacement; 22,512.68, to be paid from the roof and building repairs special assessment account. **Donna seconded.** The motion passed unanimously.

Building F - Roof Replacement: Lisa made a motion to sign the estimate from Cutting Edge for roof replacement; \$25,389.70 to be paid from the roof and building repairs special assessment, however, work is not to be started until K replacement and repairs (unknown damages) are final. **Shannon seconded.** The motion passed unanimously.

Other October Projects IP: Donna made a motion to approve hole repairs and touch up paint for the front of Bistro where canopies are removed to prevent water intrusion. This building was painted in 2022 by Certa Pro, so touch up paint should be feasible. This project is approved and shall be paid from the reserve account. 9150 SW 91 Ter- 3 balconies required paint after gutters and roof connections were repaired and then cleaned out; \$7100 to be paid to Cutting Edge from roof and building repairs special assessment account. Building B IP: 3 units affected; \$32,500, 25% to be paid from reserves to Cutting Edge for emergency repair; a change order (add'l amount due) is anticipated after the building materials are removed. **Karen seconded.** The motion passed unanimously.

Schedule Next Meeting: October 29, 2025 6PM Sample 2026 draft budgets will be mailed as required with the annual meeting and other required voting materials. The Board is currently reviewing 2026 budget options with association legal counsel as it pertains to SIRS and Milestone expenses expected in 2026.

Adjournment

There being no further business, the meeting was properly adjourned at 6:00 pm.

Income			
Account			
4001 Maintenance Income			
4004 Pool Income			
4016 Late Fee / Interest Income			
4022 Rental Income			
4023 Bank Interest Income			
Income Total	\$5,019,467.00		\$5,019,467.00
Total	\$5,019,467.00		\$5,019,467.00
Expense			
Account			
5001 Accounting/Audit Fees/Softs/Mileage			
5004 Legal Fees			
5005 Hard Copy			
5007 Bank Fees / Licenses, Taxes, Permits			
5008 Office Expense, Webcast, Files			
5011 Admin. Misc			
5012 General Admin Rpt & Rptg			
5009 Miscellaneous			
Administration Total	\$27,150.00		\$27,150.00
5110 Insurance & Admin			
5111 GL/Genoa/H&O/Inbrlla			
Insurance Total	\$300,000.00		\$300,000.00
5301 Electricity			
5302 Water & Sewer			
Utilities Total	\$32,000.00		\$32,000.00
5410 Pool / Spa			
5414 Pool Control			
5417 Janitorial			
5419 Linoleum			
5423 Management			
Contract Services Total	\$40,000.00		\$40,000.00
5500 Building Maintenance			
5501 General Rpt & Mnt: Deferred Maintenance			
5502 Electrical, Building Systems & Buildings Repairs			
5512 Air Conditioning, Heating			
5519 Heating, Venting			
5522 Gas/Oil FTR - Inspection & Sparklers			
Repair & Maintenance Total	\$275,000.00		\$275,000.00
5600 Pool Maintenance			
5602 Taxes & Licenses			
5604 Cable			
Pool Total	\$11,000.00		\$11,000.00
5801 Reservoir Transfer, S&S and Reservoir			
Total	\$5,019,467.00		\$5,019,467.00
Net Income	\$0.00		\$0.00
REMARKS: THE BUDGET AND FISCALS 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.			
			\$5,019,467.00

- Either Budget Option (#1 or #2) will require a Milestone Condo Loan. Both were mailed as required.
 - The Condo Loan Application process will begin in November.
 - *SIRS* spending has many legal requirements. Becker legal teams and the Accounting team are working together to ensure the VAHCA Reserve schedules are proper. (More info soon)
 - Global Solutions prepared your Structural Integrity Reserve Study (SIRS); they also confirmed the Reserve figures with the Becker teams.
 - VAHCA Board of Directors provided Global Solutions with local pricing (vs national averages) for your final reserve analysis figures.
- WELL DONE!**

MAJORITY VOTE REQUIRED

- Any operating budget line item can be updated by the Board in November.
- Draft proposes \$100K Pooled Reserves and some of the funds for Milestone items *instead*. (If owners **majority Vote**.)
- \$210K Building Maintenance (Milestone "Put Backs")
- A Contract must be signed and permits pulled by 7-15-2026.
- *Subject to legislation.
- *The required "put backs" will be specified in the Final Phase II Milestone Report; this report is expected on or about December 2025-ish per the structural engineering firm, NV5 and GSI.
- NV5 Engineers will join us via ZOOM in a Condo Board Meeting later this month for Q&A.
- VAHCA will be applying for a Milestone Condo Loan. Becker attorneys and your Accounting firm are assisting with this process. (More info soon!)

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		11/20/2024 2025 & 2026 SIRS
Account	2025 Allocated Budget	2026 Allocated Budget
5001 Maintenance Income	\$939,987.00	\$939,987.00
5015 Late Fee / Business Income		
Income Total	\$939,987.00	\$939,987.00
Total	\$939,987.00	\$939,987.00
Expense		
Account	2025 Allocated Budget	2026 Allocated Budget
5001 Accounting	\$16,000.00	\$16,000.00
5004 Legal Fees	\$5,000.00	\$5,000.00
5005 Real Estate	\$500.00	\$500.00
5007 Bank Fees / Interest, Taxes, Penalties	\$1,500.00	\$1,500.00
5008 Office Expense, Wages, Taxes, Etc.	\$3,500.00	\$3,500.00
5011 Admin. Misc.	\$150.00	\$150.00
5012 Corp Annual Rent & Other	\$500.00	\$500.00
5020 Miscellaneous	\$0.00	\$0.00
Administration Total	\$27,150.00	\$27,150.00
5110 Insurance & Retire	\$300,000.00	\$300,000.00
5111 CE, CA, Insurance, D&O, Indemnity		
Insurance Total	\$300,000.00	\$300,000.00
5301 Electricity	\$32,000.00	\$32,000.00
5302 Water & Sewer		
Utilities Total	\$32,000.00	\$32,000.00
5410 Pool / Spa	\$30,000.00	\$30,000.00
5414 Pool Contract	\$7,000.00	\$7,000.00
5417 Janitorial	\$40,000.00	\$40,000.00
5419 Termite	\$7,000.00	\$7,000.00
5423 Maintenance	\$48,000.00	\$48,000.00
Contract Services Total	\$132,000.00	\$132,000.00
5500 Building Maintenance	\$200,000.00	\$210,000.00
5501 General Reps & Minor Deferred Maintenance	\$25,000.00	\$25,000.00
5502 Exterior Ref. Painting & Sealers	\$50,000.00	\$50,000.00
5512 Fitness Gym Center	\$4,000.00	\$4,000.00
5520 Backflow Testing	\$750.00	\$750.00
5523 CATV FIRE - Inspection & Speakers	\$70,000.00	\$70,000.00
Repair & Maintenance Total	\$347,750.00	\$360,750.00
5520 Pool Maintenance	\$11,000.00	\$11,000.00
5522 Taxes & Licenses	\$750.00	\$750.00
5524 Cable	\$1,500.00	\$1,500.00
Pool Total	\$13,250.00	\$13,250.00
5601 Reserves Transfer to 2026-2027 RESERVES ONLY	\$55,917.00	\$100,000.00
Total	\$939,987.00	\$939,987.00
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.		
	\$939,987.00	\$939,987.00

Your Board of Directors will have

completed **9** Condo Roof

Replacements in the past two

years! **WELL DONE!**

The goal is to reduce the insurance expense. Your condo insurance carriers are not pleased with the processes related to mandatory condo SIRS, Milestone Inspections, and structure openings. (It is now a big FL problem all around...)

The “coverings” are temporary and they know it. (And they still don’t like it.) VAH received a nonrenewal recently and then the carrier rescinded it after we fought about it a little. (That’s why there is [plywood on bldg. D) *Appeasement.*

Round Two Destructive Testing is mandatory which means more

“openings” are coming; all future “holes” will remain that way until the “put back” is contracted in 2026.

The insurance has requested multiple updates for the various insurance carriers over the past year.

Location Name	*Street Address	**# of Bldgs	**# of Stories	*Orig Year Built	Yr Bldg upgraded - Major Exterior Update (mandatory if >25 yrs old)	*Year Roof covering last fully replaced	Bldg Age	ROOF Age for Budget. Age as of January 1, 2026
Accupuncture Herbal Meds	5201 SW 91st Drive	1	2	1996	2023	2023	29	3
Computer Office/7 Res	9116 SW 51st Rd Bldg A	1	3	2003	2024	2023	22	3
Coffee Shop/7 Residents	9124 SW 51st Rd Bldg B	1	3	2003	2024	2023	22	3
Jewelry Store 5 units	9119 SW 52nd Ave Bldg C	1	3	2003	2022	2022	22	4
Brightway Insurance 6 residential	9127 SW 52nd Ave Bldg D	1	3	2003	2024	2025	22	1
Condo - no commercial/9 units	9177 SW 52nd Ave Bldg E	1	3	2003	2024	2022	22	4
Condo - no commercial/9 units	9172 SW 52nd Rd Bldg F	1	3	2003	2024	2025	22	1
Condo - no commercial/12 units	5133 SW 91st Ct Bldg G	1	3	2003	2016	2025	22	1
Condo - no commercial 12 units	5025 SW 91st Ct Bldg H	1	3	2003	2024	2025	22	1
Samba Rest 5 residential	5141 SW 91st Way Bldg I	1	3	2003	2016	2022	22	4
Brick Road 7 residential	9158 SW 51st Rd Bldg J	1	3	2003	2024	2022	22	4
Post Office Sheriff off 5 residential	5040 SW 91st Terr Bldg K	1	3	2003	2024	2025	22	1
Commercial 1st floor- 5 residential	9149 SW 49th Place Bldg L	1	3	2003	2024	2023	22	3
Sweet Paws no residential	5300 SW 91st Terr	1	1	1993	2014	2014	32	12
E-Tack Svs off no residential	5330 SW 91st Terr	1	1	1994	2024	2024	31	2
Dentist Off Attorney off no residential	5347 SW 91st Terr	1	1	1994	2019	2019	31	7
Office and 2 residential	5341 SW 91st Terr	1	2	1995	2016	2016	30	10
3 Various Off 2 residential	5318 SW 91st Terr	1	2	1995	2019	2019	30	7
Hair/Nail Salon Real Estate Office 2 Residential	5218 SW 91st Dr	1	2	1995	2016	2016	30	10
Sushi Rest 1 residential	5212 SW 91st Terr	1	2	1998	2016	2016	27	10
Medical Svs 2 residential	9150 SW 49th Pl	1	2	2001	2020	2020	24	6
Custom Homes Comm and 1 residential	5213 SW 91st Terr	1	2	1998	2016	2016	27	10
glass front comm 2 residential	5206 SW 91st Terr	1	2	1998	2016	2016	27	10
Pool/Fitness Center Bldg	5030 SW 91st Ct	1	1	2004	2024	2023	21	3

Calendar Year	Annual Reserve Payment	Annual Interest	Annual Expenses	Annual Income Tax on Interest	Net Reserve Funds
2025	\$186,000	\$864	\$182,020	\$259	\$177,367
2026	\$190,780	\$887	\$86,396	\$266	\$282,373
2027	\$195,683	\$1,412	\$88,616	\$424	\$390,428
2028	\$200,712	\$1,952	\$0	\$586	\$592,507
2029	\$205,871	\$2,963	\$168,681	\$889	\$631,770
2030	\$211,161	\$3,159	\$178,091	\$948	\$667,052
2031	\$216,588	\$3,335	\$0	\$1,001	\$885,975
2032	\$222,155	\$4,430	\$0	\$1,329	\$1,111,230
2033	\$227,864	\$5,556	\$0	\$1,667	\$1,342,984
2034	\$233,720	\$6,715	\$105,841	\$2,014	\$1,475,563

(Above) This information came from the Structural Integrity Reserve Study (SIRS) which was completed before the Milestone report.

SIRS and Milestone visual inspections began around the same time and as required, however the engineer's **visual inspection** led to two phases of Destructive testing. **(Round 2 is coming soon.)**

The final Milestone VAHCA Report is expected at the end of this year. There will also be mandatory structural engineer drawings (NV5) required for the forthcoming mandatory "put backs," and for permit-pulling. **Legislation changes very often.*

Everyone expects this to overwhelm the local building department officials in 2026, causing delays and lots of local confusion.

Legislation recently acknowledged that funding for Condo Milestone Repairs would also need to be included on Condo budgets. So, to ease some of the financial burden for Florida condo owners, they now allow condo associations to PAUSE SIRS funding for up to 2 years so budgeted funds can be used for mandatory Milestone repairs instead.

This requires a Majority Vote of owners.

Everyone is Florida is now suffering from Insurance Carriers' response to the mandatory Condo Milestone building *holes*. Upcoming legislation may address the potential future *side effects* related to mandatory Condo Milestone inspections.

Once VAHCA receives its final Milestone Phase II Report, the clock starts ticking for "put back" requirements.

A Rep from the Milestone Engineering firm will join VAHCA owners for a Zoom Q&A.

Becker law firm has been included to ensure compliance.



10/23/25 10 AM
VAN mtg.

Cutting Edge Renovation and Painting, LLC

14030 NW US Hwy 441

Alachua Florida 32615

(352) 414-1442

Service@cuttingedgereno.com

(VAHCA)

5230 SW 91st Dr, Suite c
Gainesville, Florida 32608

\$36,375
due from
Reserves now
(10/2 approved
don't pay from
Reserves. \$8,125.)

Invoice

Invoice Number: 7783

Invoice Date: 10/20/2025

SITE ADDRESS: 9124 SW 51st Blvd b202, Gainesville, FL 32608

WORK COMPLETED: Building B Water Intrusion

DESCRIPTION	QTY	UNIT PRICE	TOTAL PRICE
Exterior Labor	1	\$32,500.00	\$32,500.00
Partial invoice #7783A	-1	\$8,125.00	\$-8,125.00
Change Order 1 -	1	\$12,000.00	\$12,000.00

TOTAL:	\$36,375.00
PAID:	\$0.00
BALANCE DUE:	\$36,375.00

Invoice Number: 7783

\$36,375.00 due by 27th October 2025

How to Pay

We accept payment by: Check, Credit Card, and Direct Deposit.

To mail a check, please send it to: Cutting Edge Renovations and Painting, LLC
11609 NW 62nd Place
Gainesville, FL 32653

For direct deposit: AMERIS BANK / ROUTING #: 061201754 / ACCOUNT #: 2049111756

If you wish to pay by credit card, an approximate 3.3% processing fee will be added to the invoice by the processing company. Follow the blue link in the email you received this document in to review and pay your invoice. Press the GREEN "Pay Now" button and follow the instructions.