

GREEN LEAF HOMEOWNERS' ASSOCIATION, INC.
A Not-for-Profit Corporation

**BOARD OF DIRECTORS MEETING
HELD ON FEBRUARY 3, 2024
Tower Road Library
3020 SW 75th Street, Gainesville, FL 32608**

BUDGET/BOARD MEETING MINUTES

1. Call to Order: The meeting was called to order by the President at 12:00 p.m. Board members present Mike Brailer, James Bolser, Tawanna Hines, Sharon Smith, Enrique Vela and Carolina Sequiera. Teata Bonfiglio for Alachua Management Services. Jordyn Lewis was absent. We had 1 Green Leaf resident present for the meeting.
2. Approval of Minutes of December 14, 2023. A motion to approve the minutes as presented was made by Mike Brailer, seconded by Carolina Sequiera, and unanimously adopted. Minutes of the December 14, 2023, meeting will now be a permanent record in the Green Leaf meeting book.
3. Old Business:
 - a. GRU water disconnected: the water was disconnected and can be removed from the agenda.
 - b. Speed Study: The County agreed to do a speed study after the 2nd request was made. Will be hearing back from Mr. Collins.
 - c. Potholes on 69th: Management called the County to fix, will look to see if this was completed.
4. New Business
 - a. CAM report: Teata Bonfiglio indicated that 2 homes had been sold and 69 violations had been mailed since the last meeting. The signs Slow, Kids at Play signs were removed by the County, management picked them up and we will rehang out of the right of way. There are 21 people that need to go to the attorney for not paying assessments.
 - b. Transfer to reserves: Management suggested \$20,000 should be moved from operating to reserves, to gain interest. James Bolser motioned to move \$20,000 from the operating account to the reserve account. Mike Brailer seconded the motion. Motion passed unanimously.
 - c. Street numbers on curb: Vote to obtain estimates and set budget: The board was not interested in moving forward with this. The owners own all the way to the road, there is no common area.
 - d. Entrance landscaping: Vote to replace with lower-height plants in Spring: the board would like to ask the landscaper to keep the trees by the sign trimmed lower and would like to get a quote for mulching the area by the sign.
5. Next Meeting: Tentatively set for April 16, 2024.
6. Board Member Comments: No Comments
7. Adjournment: There being no further business to come before the Board motion to adjourn by Sharon Smith and seconded by Carolina Sequiera the meeting adjourned at 12:45 p.m.

Approved on: April 6, 2024 by James Bolser and Carolina Sequiera.
Minutes Submitted by Teata Bonfiglio, CAM