

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

BOARD OF DIRECTORS MEETING
HELD ON APRIL 6, 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 12:32 p.m. Board members present Mike Brailer, James Bolser, Tawanna Hines, Jordyn Lewis, Enrique Vela and Carolina Sequiera. Teata Bonfiglio for Alachua Management Services. Sharon Smith was absent. We had 3 Green Leaf residents present for the meeting.
2. Approval of Minutes of February 3, 2024. A motion to approve the minutes as presented was made by James Bolser, seconded by Carolina Sequiera, and unanimously adopted. Minutes of the February 3, 2024, meeting will now be a permanent record in the Green Leaf meeting book.
3. Old Business:
 - a. Speed Study: The County did the speed study on March 20, 2024, on SW 45th Avenue, and determined that the 85th percentile speed was 21 miles per hour. Therefore, this segment of the road did not meet the requirements for installing a traffic calming device.
 - b. Potholes on 69th: the county did fix the potholes.
 - c. Transfer to reserves: the transfer of \$20,000 to reserves was made on February 7, 2024.
4. New Business
 - a. CAM report: Teata Bonfiglio indicated that 4 homes had been sold and 101 violations had been mailed since the last meeting. There are 20 people that need to go to the attorney for not paying assessments. The light by the sign was fixed. The board has actively been involved with the home that was destroyed by the fire on 45th Avenue. Postcards were mailed out to all residents to stay away from the area and No Trespassing signs were hung; management has also been in contact with the owner.
 - b. Entrance landscaping: J&M gave a quote of \$100 to mulch the front entrance sign area. Carolina Sequiera motioned to accept the quote of \$100 from J&M to mulch the front entrance sign, Jordyn Lewis seconded the motion. Motion passed unanimously. Jordyn Lewis mentioned that owners have complained to her about the railroad ties around the sign and would like to see something nicer. Management will get quotes from J&M to put a different type of border around the sign.
 - c. Status report on fire damage and owner cleanup at 7020 SW 45th Avenue: The board requested management to get our attorney involved to send a letter to the owner about the cleanup of the fire. The attorney sent a letter to the owner. Management sent a postcard to all the residents at Green Leaf asking to stay away from the area, and No Trespassing signs were placed at the property.
 - d. Tree Trimming: Management will contact the county again about lifting the tree canopy on 69th Terrace.
5. Next Meeting: Tentatively set for June 15, 2024.
6. Board Member Comments: No Comments
7. Adjournment: There being no further business to come before the Board motion to adjourn by James Bolser and seconded by Jordyn Lewis the meeting adjourned at 12:55 p.m.

Approved on: June 15, 2024 by Jordyn Lewis and Sharon Smith.
Minutes Submitted by Teata Bonfiglio, CAM