

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

BOARD OF DIRECTORS MEETING
HELD ON JUNE 15, 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 12:06 p.m. Board members present Mike Brailer, James Bolser, Tawanna Hines, Jordyn Lewis, Sharon Smith, Enrique Vela and Carolina Sequiera. Teata Bonfiglio for Alachua Management Services. We had 4 Green Leaf residents present for the meeting.
2. Approval of Minutes of April 6, 2024. A motion to approve the minutes as presented was made by Jordyn Lewis, seconded by Sharon Smith, and unanimously adopted. Minutes of the April 6, 2024, meeting will now be a permanent record in the Green Leaf meeting book.
3. Old Business:
 - a. Entrance landscaping: quote to replace railroad ties in the front: tabled to next meeting, the board wants to get a quote on the landscaping border rocks.
 - b. Status report on fire damage and owner cleanup at 7020 SW 45th Avenue: Management indicated that the home was recently sold.
 - c. Tree Trimming Over Streets: Board to vote on hiring contractor to trim tree canopy on SW 69th or pay extra for all streets: Management spoke to Alachua Public Works, and they indicated that it could be 6 months to one year before they are able to come out and lift the canopy. Management received a quote from Englehorn's Tree service for \$2,400/day to lift the canopy. The board would like to get a few more quotes. Mike Brailer motioned to approve the tree trimming up to \$2,400 per day, Jordyn Lewis seconded the motion. Motion passed. James Bolser abstained from voting. Management will get more quotes.
4. New Business
 - a. CAM report: Teata Bonfiglio indicated that 4 homes had been sold and 78 violations had been mailed since the last meeting. All owners that needed to go to the attorney for not paying assessments have been sent to start the lien process. Statements went out in May and payments have steadily been coming in. Spoke with the County about tree trimming over the road. Spoke with landscaper about a quote in replacing the railroad ties around the sign. Many emails with owners, not understanding the HOA rules. Received new legislation laws from attorney and sent to the board.
 - b. New Legislative Laws: Mike Brailer to brief board on three new FL laws affecting HOA's: Mike Brailer and Teata Bonfiglio discussed the new laws in effect July 1st and what they mean to Green Leaf.
 - c. Permanent Car Ports: Management spoke with Building Division Permitting Department. They do require a permit for a carport, there is no charge for a pre-application screening and the actual permit should be less than \$200. The board will discuss more at the next meeting.
 - d. 6938 SW 45th Avenue owner indicated dead pine tree: the board will look at tree and get back with management.
 - e. Holes in common area fence 46th Ave. in front of retention area: Management will get a quote on getting the chain link fence fixed or replaced.
 - f. Mailbox cleaning: the board would like management to get quotes on pressure washing the mailboxes throughout the neighborhood.
 - g. Fire at 7005 NW 44th Avenue: The home has already been boarded up.
5. Next Meeting: Tentatively set for August 24, 2024.
6. Board Member Comments: The board would like painting of houses without approval on the next agenda.
7. Adjournment: There being no further business to come before the Board motion to adjourn by James Bolser and seconded by Sharon Smith the meeting adjourned at 1:16 p.m.

Approved on: August 24, 2024 by James Bolser and Sharon Smith.
Minutes Submitted by Teata Bonfiglio, CAM