

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

**BOARD OF DIRECTORS MEETING**  
**HELD ON AUGUST 24, 2024**  
**Tower Road Library**  
**3020 SW 75<sup>th</sup> Street, Gainesville, FL 32608**

**BUDGET/BOARD MEETING MINUTES**

1. Call to Order: The meeting was called to order by the President at 12:08 p.m. Board members present Mike Brailer, James Bolser, Tawanna Hines, and Sharon Smith. Absent were Enrique Vela and Carolina Sequiera. We had 3 Green Leaf residents present for the meeting.
2. Approval of Minutes of June 15, 2024. A motion to approve the minutes as presented was made by James Bolser, seconded by Sharon Smith, and unanimously adopted. Minutes of the June 15, 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: The board discussed bids for different materials. James Bolser made motion to accept JM & Associates bid for \$750 to replace with six pressure treated beams around the border of the entrance sign, Sharon Smith seconded the motion. Motion approved unanimously.
  - b. Tree Trimming Over Streets: Mike Brailer announced that the county has trimmed the tree canopy, therefore, relieving the HOA from addressing this.
  - c. Permanent Car Ports: Sharon Smith led the discussion of options for permanent car ports and shared a brochure of a canopy structure named Canopia. Owners expressed concern about the expense of such a structure. James Bolser discussed the need for structures to be fixed to the ground to prevent wind damage. Mike Brailer suggested that any policy should “grandfather” existing canopies. More discussion at the next meeting.
  - d. Holes in common area fence 46<sup>th</sup> Ave. in front of retention area: tabled to the next meeting to get more information.
  - e. Mailbox cleaning: Sharon Smith motioned to accept the bid of \$700 from Down and Dirty Power Washing, James Bolser seconded the motion. Motion passed unanimously. Mike Brailer noted that we may ask to exclude certain model-style mailboxes if they are not in need of washing, which may lower the cost.
4. New Business
  - a. CAM report: Teata Bonfiglio was not in attendance. Mike Brailer read highlights of the report.
  - b. Painting of houses: Discussion from the board of what to do about the different colors of homes in Green Leaf. Sharon Smith will get official paint colors from Sherwin Williams for the next meeting. Mike Brailer suggested that each building should adopt a consistent color, and HOA should steer owners to colors most consistent with the rest of the building. Mike Brailer also suggested that the HOA should adopt a paint policy that can be mailed to owners quarterly and posted on website. More discussion at the next meeting.
5. Next Meeting: Tentatively set for October 5, 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 Sharon Smith the meeting adjourned at 12:49 p.m.

Approved on: October 05, 2024 by James Bolser and Sharon Smith.  
Minutes taken by Mike Brailer and Submitted by Teata Bonfiglio, CAM