

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

**BUDGET/BOARD OF DIRECTORS MEETING**  
**HELD ON DECEMBER 14, 2023**  
**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 6:02 p.m. Board members present Mike Brailer, James Bolser, Tawanna Hines, Enrique Vela and Carolina Sequiera. Teata Bonfiglio for Alachua Management Services. Jordyn Lewis and Sharon Smith were absent. We had 4 Green Leaf residents present for the meeting.
2. Election of Officer: There being no quorum for the annual meeting. All directors agreed to remain on the board, Mike Brailer will remain President, James Bolser will remain Vice President, Jordyn Lewis will remain Treasurer and Secretary.
3. Approval of Minutes of October 7, 2023. A motion to approve the minutes as presented was made by James Bolser, seconded by Carolina Sequiera, and unanimously adopted. Minutes of the October 7, 2023, meeting will now be a permanent record in the Green Leaf meeting book.
4. Old Business:  
Sassaley Bennett v Blu Bubbles, LLC, Brandy Heinlein, and Green Leaf HOA: The case has settled, and the insurance company issued \$2,500.
5. New Business
  - a. Approval of 2024 Budget: James Bolser motion to accept the 2024 budget as amended (6325 Office Expenses changed to \$760, 6345 Postage changed to \$980, remove \$160 from 6180 Utilities to 6580 General Routine Maintenance) keeping the annual rate at \$91. Carolina Sequiera seconded the motion. Motion passed unanimously.
    - i. GRU Bill: James Bolser motioned to disconnect the water at 4100 SW 69<sup>th</sup> Avenue. We are receiving a bill, but no consumption has been used in at least over a year. Mike Brailer seconded the motion. Motion passed unanimously. Management will contact GRU.
    - ii. Pot Holes: Owners complained about some pot holes on 69<sup>th</sup>. Management will call the county to get them fixed
  - b. Plants under sign at entrance: tabled to next meeting.
  - c. Trees and vines near light pole at 70<sup>th</sup>/42<sup>nd</sup>: Mike Brailer is going to take a look and see if it is something that he can do on his own.
6. Next Meeting: Tentatively set for February 10, 2024.
7. Board Member Comments: Management needs to get quotes about the tree that was cut and fell at 6712 SW 46<sup>th</sup>.
8. Adjournment: There being no further business to come before the Board motion to adjourn by James Bolser and seconded by Carolina Sequiera the meeting adjourned at 6:43 p.m.

Approved on:  
Minutes Submitted by Teata Bonfiglio, CAM