

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

BUDGET/BOARD OF DIRECTORS MEETING
HELD ON FEBRUARY 8, 2025
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, Jordyn Lewis and Sharon Smith. Teata Bonfiglio for Alachua Management Services. Enrique Vela and Carolina Sequiera were absent. We had 8 Green Leaf residents present for the meeting.
2. Approval of Minutes of December 7, 2024. A motion to approve the minutes as presented was made by Mike Brailer, seconded by James Bolser and unanimously adopted. Minutes of the December 7, 2024, meeting will now be a permanent record in the Green Leaf meeting book.
3. Old Business:
 - a. Permanent Car Ports- 3rd draft: Mike Brailer presented an updated policy proposal. There were still some updates to be made Mike Brailer will update the policy and bring the final update to the next meeting. Mike Brailer made a motion to approve the car shelter policy with the changes made, Sharon Smith seconded the motion. Motion passed unanimously.
 - b. No trespassing Signs on common area beside 7018 SW 46th Avenue: The signs were installed on Friday, and one sign has already been knocked down.
 - c. Board Certification Course: Management reminded the board that they need to complete the course by June 2025.
4. New Business
 - a. CAM Report: Teata Bonfiglio mentioned that 3 homes have been sold since the December meeting. 48 violations were sent out, along with second violations and 7 owners were charged \$50 for non-compliance. The trespassing signs were posted, and the approved budget was mailed to owners in December. 8 owners were sent to the attorney to start the lien process.
 - b. Violations Committee- Owners Needed: Mike Brailer indicated that we need owners to help with this committee. Asked the owners in attendance if anyone was interested, no one commented. Teata Bonfiglio indicated that we do have six owners that have previously volunteered for this committee. Management will follow up with them to make sure they are still interested.
 - c. ACC Report starting next meeting: Management will include an ACC report starting at the next meeting.
 - d. UF The Big Event March 8, 2025: UF students volunteer in communities and would like to do something in Green Leaf. Mike Brailer will lead a discussion: Mike Brailer asked the board what they would like to see done in the community. The board agreed that they could pick up trash and debris in the parks and retention areas. Management will contact the event to let them know.
5. Next Meeting: Tentatively set for April 05, 2025 at 12:30 pm.
6. Board Member Comments/Open Discussion: Owner spoke about being sent to the attorney and would like to inform others about the cost of being sent to the attorney.
7. Adjournment: There being no further business to come before the Board motion to adjourn by Mike Brailer and seconded by Jordyn Lewis the meeting adjourned at 12:41 p.m.

Approved on:
Minutes Submitted by Teata Bonfiglio, CAM