

GREEN LEAF HOMEOWNERS' ASSOCIATION, INC.

A Not-for-Profit Corporation

BOARD OF DIRECTORS MEETING

HELD ON APRIL 5, 2025

Tower Road Library

3020 SW 75th Street, Gainesville, FL 32608

BOARD MEETING MINUTES

1. Call to Order: The meeting was called to order by the President at 12:36 p.m. Board members present Mike Brailer, Tawanna Hines, Jordyn Lewis, Enrique Vela and Carolina Sequiera. Teata Bonfiglio for Alachua Management Services. James Bolser and Sharon Smith were absent. We had 3 Green Leaf residents present for the meeting.
2. Approval of Minutes of February 8, 2025. A motion to approve the minutes as presented was made by Jordyn Lewis, seconded by Mike Brailer and unanimously adopted. Minutes of February 8, 2025, the meeting will now be a permanent record in the Green Leaf meeting book.
3. Old Business:
 - a. Permanent Car Ports- Final draft: Mike Brailer presented the updated final policy.
 - b. Adopt Policies and Procedures per Fl. Statute Chapters 617 & 720
 - i. Record Policy: All records of the association will be retained for a period of seven years. Mike Brailer motioned to adopt the record policy and Carolina Sequiera seconded the motion. Motion passed unanimously.
 - ii. Hurricane Policy: Dwelling units may have improvements to protect against hurricanes and other severe storms by such measures as storm shutters, impact-resistant windows, reinforced doors, and generators. All improvements must be submitted to the association for approval and must adhere to the existing building scheme and harmony of the community regarding color and styles. Mike Brailer motioned to adopt the hurricane policy and Carolina Sequiera seconded the motion. Motion passed unanimously.
 - iii. Chapter 720 conflicting language: Green Leaf HOA will fully comply with all requirements of Chapter 720 and consider any language in the current documents that conflicts with the Statute null and unenforceable. Mike Brailer motioned to adopt the conflicting language policy and Carolina Sequiera seconded the motion. Motion passed unanimously.
 - c. Acknowledge the volunteers from UF Big Event: Mike Brailer wanted to thank the volunteers that came out and worked approximately an hour before the rain started.
 - d. Board Certification Course: Management reminded the board that they need to complete the course by June 2025.

4. New Business:

- a. CAM/ACC Report: Teata Bonfiglio mentioned that 3 homes have been sold since the February meeting. 74 violations were sent out, along with 7 second violations and 7 owners were charged \$50 for non-compliance. Attorney is asking to start foreclosures on a few owners that have not responded to the letters sent. Management turned 2 homes into codes. Statements will be going out next month for the June 1st assessments.
- 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 she did email the owners who previously said they were interested, two people responded back that they were still interested in being on the committee, one owner indicated that they were no longer interested.
- c. Front Entrance Sign:
 - i. Stain/Paint new wood border: Jordyn Lewis brought in a few different stain colors on a piece of wood. The board agreed they liked the chocolate color stain the best. Management will get a quote on staining the wood border by the sign.
 - ii. Cut plants back for better visibility: Management will contact the landscaper and ask them to cut back the bushes at the sign.
 - iii. Replace outlet with a waterproof one: Management will see if this is something her maintenance person can do.
 - iv. Pressure wash sign/clean plexiglass: Management will get some quotes on doing a soft wash on the sign. Mike Brailer said he will clean off the plexiglass when he changes the sign out.
- d. Curb house numbers: Jordyn Lewis wanted to see if this is something the board would like to do. Management mentioned that this would be an expensive project, and it is not even our property. The board discussed and decided management would call the County and see if this is something that they do.

5. Next Meeting: Tentatively set for June 14, 2025, at 12:00 pm, we may possibly look at doing Zoom meetings in the future.

6. Board Member Comments/Open Discussion: None

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 1:32 p.m.

Approved on:

Minutes Submitted by Teata Bonfiglio, CAM