

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

**BOARD OF DIRECTORS' MEETING**  
**HELD ON AUGUST 9, 2025**  
**Tower Road Library and Zoom**  
**3020 SW 75<sup>th</sup> Street, Gainesville, FL 32608**

**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, Tawanna Hines, Jordyn Lewis, James Bolser, Enrique Vela, Carolina Sequiera and Sharon Smith. Teata Bonfiglio for Alachua Management Services. We had 1 Green Leaf residents present for the meeting on zoom and 4 owners at the library.
2. Approval of Minutes of June 14, 2025. A motion to approve the minutes as presented was made by James Bolser, seconded by Mike Brailer and unanimously adopted. Minutes of June 14, 2025, meeting will now be a permanent record in the Green Leaf meeting book.
3. Old Business:
  - a. Board Certification Course: Management reminded the board that they need to complete the course it was due by June 2025.
  - b. Front Entrance replace GFI waterproof outlet quote, along with spotlight on sign: Mike Brailer motioned to approve up to \$200 for the GFI and light. Jordyn Lewis seconded the motion, and the motion passed unanimously.
  - c. Curb Numbers: Management heard back from the county, and they do not paint curb numbers. The board would like for management to get some quotes on painting the curb numbers to be able to add it to the budget for next year.
  - d. Pothole at entrance: Management turned it in to the county, Jordyn Lewis indicated that it had been fixed already. She also indicated that there is another pothole starting at 44<sup>th</sup>/69<sup>th</sup> in the middle of the road next to the manhole. Management will contact the county again.
4. New Business
  - a. CAM/ACC report from Teata Bonfiglio: Management indicated that 4 homes have been sold since the last meeting. 104 violations were sent to owners; 1 second violation and 11 owners were charged \$50 for noncompliance. Management along with Mike Brailer and John Englehorn drove the neighborhood looking for dead trees in both common areas and on owner's lots. We have 3 trees in our common area that need to be removed. The board needs to start thinking about the budget for next year. There is \$36,237.67 in the operating account and \$46,991.17 in the reserves account.
  - b. Common area tree maintenance: There are 3 trees that are in the common area that are dead and need to be removed. Englehorn's Tree Service gave a quote of \$950 to remove them. Mike Brailer made motion to accept the quote of \$950 to remove the trees. James Bolser seconded the motion. Motion passed unanimously.
  - c. Fence quote at 42<sup>nd</sup> Place/67<sup>th</sup> Terrace Retention Area: The board tabled this to the next meeting so management can get a few more quotes.
  - d. Start thinking about the budget for 2026: Management reminded the board that they need to start thinking about the budget for 2026.
5. Next Meeting: Set tentative date for October meeting: we will look at doing live and zoom again.

6. Board Member Comments/Open Discussion: Sharon Smith mentioned that the house next door to her, she does not believe that they have permission from the county to do the roof.
7. Adjournment: There being no further business to come before the Board motion to adjourn by Mike Brailer and seconded by Sharon Smith the meeting adjourned at 12:33 p.m.

Approved on:

Minutes Submitted by Teata Bonfiglio, CAM