

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

**BUDGET/BOARD OF DIRECTORS MEETING**  
**HELD ON DECEMBER 13, 2025**  
**Tower Road Library**  
**3020 SW 75<sup>th</sup> Street, Gainesville, FL 32608**  
**and via Zoom.com**

**BUDGET/BOARD MEETING MINUTES**

1. Call to Order: The meeting was called to order by the President at 12:13 a.m. Board members present Mike Brailer in person, Tawanna Hines, Jordyn Lewis, Sharon Smith, Enrique Vela and Carolina Sequiera were on zoom. Teata Bonfiglio for Alachua Management Services was in person. James Bolser was absent. We had 1 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 11, 2025. A motion to approve the minutes as presented was made by Mike Brailer, seconded by Carolina Sequiera and unanimously adopted. Minutes of October 11, 2025, meeting will now be a permanent record in the Green Leaf meeting book.
4. Old Business:
  - a. Fence at 42<sup>nd</sup> Place-67<sup>th</sup> Terrace Retention Area: The fence is being installed now, the vendor called and needs to remove a few small trees.
5. New Business
  - a. CAM Report: Management announced that 2 homes had sold since the last meeting. 45 violation were mailed, 5 second violations, 8 owners charged with \$50 fine for non compliance and 3 last violations were mailed. Management had to have a mailbox lock replaced and the approved budget will be mailed out within 2 weeks of the meeting. Management moved \$10,000 from operating to the reserve account and we made \$164.23 in interest in November. The grass at 4219 SW 70<sup>th</sup> Terrace was mowed and it is believed that the sewage situation may have been taken care of at the location also. An owner sent an email about the garbage cans and what she believes we should do about them. The board would like management to contact code enforcement and see what there thoughts are on the subject.
  - b. Approval of 2026 Budget: Tawanna Hines motioned to accept the 2026 budget as presented and the annual rate at \$95. Mike Brailer seconded the motion. Motion passed unanimously.
6. Next Meeting: Tentatively set for February 14, 2026.
7. Board Member Comments: None
8. Adjournment: There being no further business to come before the Board motion to adjourn by Mike Brailer and seconded by Carolina Sequiera the meeting adjourned at 12:57 p.m.

Approved on:  
Minutes Submitted by Teata Bonfiglio, CAM