

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

**BOARD OF DIRECTORS' MEETING**  
**HELD ON APRIL 4, 2026**  
**Zoom meeting via Zoom.com**  
**Meeting ID: 508 334 8709**  
**Passcode: 0v9GYF**

**BOARD MEETING MINUTES**

1. Call to Order: The meeting was called to order by the President at 12:02 p.m. Board members present Mike Brailer, Tawanna Hines, James Bolser, and Jordyn Lewis were on zoom. Teata Bonfiglio for Alachua Management Services was in person. Carolina Sequiera, Enrique Vela and Sharon Smith were absent. We had 3 Green Leaf residents present for the meeting on Zoom.
2. Approval of Minutes of February 14, 2026. A motion to approve the minutes as presented was made by Mike Brailer, seconded by Jordyn Lewis and unanimously adopted. Minutes of February 14, 2026, meeting will now be a permanent record in the Green Leaf meeting book.
3. Old Business: None
4. New Business
  - a. CAM Report: Management announced that 4 homes have been sold since the last meeting. 48 violations were mailed, 4 second violations, 11 owners charged with \$50 fine for non-compliance and 2 last violations were mailed. We still have approximately 20 people who have not paid for 2025, but we must resend the intent to lien because the wording has changed on the letter per the attorney. We had to fix a few mailboxes; one was to replace a broken lock and the other the whole cluster had come out of the ground.
  - b. Fence at 45<sup>th</sup> Avenue cul-de-sac: The board would like management to get quotes on fixing it and replacing it with a taller fence.
5. Next Meeting: Tentatively set for either June 13<sup>th</sup> or 20<sup>th</sup>.
6. Board Member Comments: Jordyn Lewis mentioned that there are potholes at 44<sup>th</sup>/69<sup>th</sup> and also at the front entrance. Management will contact the county.
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 12:12 p.m.

Approved on:  
Minutes Submitted by Teata Bonfiglio, CAM