

GREEN LEAF HOMEOWNERS' ASSOCIATION, INC.

A Not-for-Profit Corporation

BOARD OF DIRECTORS' MEETING

HELD ON JULY 25, 2026

Tower Road Library

3020 SW 75th Street, Gainesville, FL 32608

and

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 12:05 p.m. Board members present at the library were Mike Brailer, Carolina Sequiera and Enrique Vela. James Bolser. Tawanna Hines and Sharon Smith were on zoom. Teata Bonfiglio for Alachua Management Services was in person at the library. Jordyn Lewis was absent. We had 1 Green Leaf resident present for the meeting on Zoom, and no residents present in the library.
2. Approval of Minutes of May 30, 2026. A motion to approve the minutes as presented was made by Mike Brailer, seconded by James Bolser and unanimously adopted. Minutes of May 30, 2026, meeting will now be a permanent record in the Green Leaf meeting book.
3. CAM Report: Teata Bonfiglio mentioned that 2 homes had been sold since the May meeting. 111 violations were sent to owners. 4 owners were charged a \$50 fine for noncompliance. 2 last violations were mailed. We still have 5 people who have not paid the 2025 dues and will be sent to the attorney. Management also mentioned that we have as of 6/30/26 \$30,028.78 in the operating account and \$46,094.28 in the reserve account.
4. Old Business
 - a. Fence at 45th Avenue cul-de-sac: Management indicated that the fence has been completed.
 - b. Potholes on 69th Terrace: Management called the potholes into the county 4 different times.
 - c. Extreme Water Shortage: Management indicated that we are still in an extreme water shortage and cannot make anyone power wash currently.
5. New Business
 - a. Light Pole Cleaning: The board decided to table this until the water band is over and management has a call out to GRU to determine whose responsibility it is.
6. Next Meeting: Tentatively set for October and we will start talking about the budget.
7. Board Member Comments: None
8. Adjournment: There being no further business to come before the Board motion to adjourn by Mike Brailer and second by Enrique Vela the meeting adjourned at 12:15 p.m.

Approved on

Minutes Submitted by Teata Bonfiglio, CAM