

UNOFFICIAL MINUTES

Greenleaf Lakes Homeowners Association, Inc.

Board Meeting | March 20, 2017 |

Board Members

Daniel Pasky | Chris Mieczkowski | Luke Buntz

	Item:
CALL TO ORDER	Meeting called to order at 6:00 PM
ESTABLISH QUORUM	A quorum was established with 2 of 3 Board Members present. Luke Buntz was absent.
PROOF OF NOTICE	Sign was posted at the main entrance at least 48 hours in advance per the state law.
APPROVAL OF MINUTES	Motion by Daniel to approve the minutes from the <i>November 09, 2016 Board Meeting</i> . Second by Chris. Passed 2-0.
TOPICS	The following topics were discussed:
Common Area Landscaping	<ul style="list-style-type: none">• Rob with Coastal, the HOA landscapers will have the fire ants treated at park• Rob presented the board with the annual pine bark, playground mulch, and pine straw replacement for the community. Daniel made a motion to accept the bid for this to not exceed \$8,000. Second by Chris. Passed 2-0
Outstanding ARC's including Garbage Can Enclosures	<ul style="list-style-type: none">• The board had a very lengthy conversation with the 9 members present regarding the submitted garbage can enclosures. Daniel made a motion to allow garbage can enclosures to follow the existing fence criteria for each lot (type & can't pass the halfway point of home along the side), length of the fence has to be two feet past width of cans along the sides facing neighbor's property, not effect drainage, garbage bags must be inside garbage cans, and

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enclosure will be two sided (inverted L). Second by Chris.
Passed 2-0

- Exterior Color Scheme- Chris made a motion to accept the submission to change the paint scheme for one members home, Second by Daniel. Passed 2-0
- Satellite Dish, Vertical succulent garden, generator- Chris made a motion to approve the submission for the satellite dish as long as it is moved towards the driveway and hidden with the vertical succulent garden and rear home generator installed via electric code, Second by Daniel, Passed 2-0.

Community Garage Sale

- The neighborhood garage sale is scheduled for April 22, 2017 from 8-12.

Violations

- Homeowners who do not comply with the violation letters, will be sent to attorney with possible mediation to follow.

Neighborhood Watch

- Chris will speak to Katy about doing Neighborhood Watch.

OPEN FORUM

- Liens will be filed for anyone outstanding in 2017.
- A member would like to see an overhead light be placed in the structure at the main playground, Management will look into this.
- Street Trees- some homeowners need to fertilize their street trees or they will die. The HOA will continue to send letters regarding this.

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- A homeowner asked about some common area being dedicated as a “Neighborhood Garden” for the Children. The board tabled this for now as there are some rumors to the CDD doing a “Nocatee Garden.”
- Daycare Temporary Sign- A homeowner asked if the day care would remove their temporary sign that is laying on the ground now there permanent sign has been installed. Management will speak to the day care.

ADJOURNMENT

Meeting adjourned at 8 PM