

# MINUTES

## Greenleaf Lakes Homeowners Association, Inc.

Board Meeting | August 29, 2016 |

### Board Members

Daniel Pasky | Chris Mieczkowski | Allison Galante-Davidson

#### Item:

CALL TO ORDER	Meeting called to order at 6:30 PM
ESTABLISH QUORUM	A quorum was established with all Board Members present.
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 Allison to approve the minutes from the <i>June 20, 2016 Board Meeting</i> . Second by Chris. Passed 3-0.
TOPICS	The following topics were discussed:
Landscaping	<ul style="list-style-type: none"><li>• None approved change for Palm Trees installed at homeowner's home- Final violation was sent in August, if no response to submit for the palm trees by date expiration of violation, owner will be sent to attorney.</li><li>• Common Grounds Maintenance Contract- Three bids were reviewed. Allison made a motion to approve the Coastal Maintenance contract to start effective October 1, 2016. Second by Chris. Passed 3-0</li></ul>
Park Lights	<ul style="list-style-type: none"><li>• The ground lights will be capped off and removed due to them being vandalized constantly.</li></ul>
Park Shade	<ul style="list-style-type: none"><li>• A bid was reviewed for a park/playground shade to go over the existing playground in the HOA. Such upgrade would have to be paid for via a special assessment as they run around \$12,000.</li></ul>
Street Corner Fencing for Homeowners	<ul style="list-style-type: none"><li>• A homeowner's fence is encroaching inside the 10 foot Building Restriction Line along their side property line. The</li></ul>

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board has requested management to contact homeowner and contractor to adjust the fence position by submitting a plan to management end of business Friday, September 2, 2016 or it will be sent to the attorney.

#### Garbage Can Enclosure

- The board's stance will continue to be to keep all garbage and recycling cans inside the garage. Many homeowners have requested some type of fencing/enclosure along the side of the home. The board will look into establishing an Architectural Review Committee to establish a criteria for options other than storing them inside the garage. Also, the board requested management to reach out to the developer to see if the service wall located at a home inside the HOA was approved by the Developer.

#### Hold Harmless Agreement

- Hold Harmless agreement approved as submitted for a homeowner to access their backyard via a HOA easement.

#### 2017 Budget

- First draft of the 2017 budget was reviewed. Due to cash flow issues at year end, the Board will review a possible increase to the assessment to \$450 per year for 2017 and \$500 per year each year following. Also, effective January 1, 2017, management agreed to lower their management fee to \$5 per lot per month.

#### OPEN FORUM

- Two ground storm drains inside the park are completely covered with silt and or grass. Proper Drainage is a concern. Management will contact the landscapers immediately to get this rectified.

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- Street Paving- Management is carefully optimistic the rest of the HOA will be paved starting in November.
- Homebuilder Electrical Meter and Post- JEA requires the builder to remove the post and meter. The HOA cannot have this done.

ADJOURNMENT

Meeting adjourned at 7:56 PM