

# MINUTES

## Greenleaf Lakes Homeowners Association, Inc.

Board Meeting | November 9, 2016 |

### Board Members

Daniel Pasky | Chris Mieczkowski |

#### Item:

CALL TO ORDER	Meeting called to order at 6:00 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 Daniel to approve the minutes from the <i>August 29, 2016 Board Meeting</i> . Second by Chris. passed 2-0.
TOPICS	The following topics were discussed:
Board Resignation	<ul style="list-style-type: none"><li>Allison Davidson submitted her resignation from the board. Chris made a motion to appoint Luke Buntz to fill her spot until the next election. Second by Daniel. passed 2-0</li></ul>
Corner Fencing	<ul style="list-style-type: none"><li>A homeowner requested a 4 foot variance off the 10 foot side set back line (SBL) because their corner fence would connect to their AC Unit along with having a tree in line with the SBL along Hiller Lane. Daniel made a motion to grant this variance. Second by Chris. passed 3-0</li><li>The board apologized to one homeowner for some communication breakdown between the HOA Board, BCM Services, and homeowner regarding their corner fence.</li></ul>
Turf along Wild Elm Entrance	<ul style="list-style-type: none"><li>Daniel made a motion to have Coastal Landscaping seed the common area turf at the Wild Elm Entrance with winter rye to fill in the dead spots. Second by Chris, passed 3-0</li></ul>
Trees in Common Area	<ul style="list-style-type: none"><li>Daniel made a motion to have Coastal Landscaping reinstall a common area tree that was leaning from Hurricane Matthew on Spring Lake Ave for \$200-\$250.</li></ul>

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Also, allowing the homeowner on Wild Elm to hire a landscaper to cut down a common area tree which is leaning over their fence which is alive in a recreation tract next to the homeowner's property. Second by Luke, passed 3-0

### Violations

- A homeowner who installed palm trees without approval along Citrus Ridge Drive will be receiving a final violation then turned over to an attorney if the palms that need to be removed aren't.
- A homeowner who received a satellite violation had their attorney respond to the HOA violation. The board would like management to have an attorney respond on their behalf to the homeowners attorney.

### Neighborhood Watch

- Dan made a motion to formally establish a Neighborhood Watch Program for the HOA with Chris from the board and Katy a resident heading it. Second by Luke, passed 3-0

### 2017 Budget

- Dan made a motion to accept the 2017 budget as presented with the increase of the dues to \$453 annually per homeowner. Second by Chris, passed 3-0

### Christmas Decor

- Chris made a motion to allocate \$250 for Christmas Décor for the entrances that will be installed by a group of volunteer homeowners. Second by Daniel, passed 3-0

### OPEN FORUM

- Lighting/Photo Cell in Recreation tract on Hiller Lane is acting up. Management will get someone to take a look as soon as possible.

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### Item:

- Stop sign on Greenleaf Drive is damaged- Management will report to CDD
- Banners for poles along Greenleaf Lakes- Management will get with the CDD to see if they have extra banners for the poles. If not, management will look into replacing them for each season throughout the year.

ADJOURNMENT

Meeting adjourned at 8 PM