

MEETING MINUTES

Greenleaf Lakes Homeowners Association, Inc.

Annual and Board Meeting | September 13, 2023| 6:30 PM | CROSSWATER HALL (SPLASH PARK)

BOARD MEMBERS: Daniel Pasky | Chris Mieckowski | Trevor Caldwell

CALL TO ORDER	Due to quorum requirements of 69 homeowners not being met to conduct an Annual Membership Meeting, the dually noticed Board of Directors meeting was called to order at 6:33 pm.
ESTABLISH QUORUM	No Quorum of membership was established to conduct Annual Meeting. Quorum of the Board of Directors was established.
PROOF OF NOTICE	Notice was sent out to homeowners – 14 day notice in accordance with state law
BOARD MEMBERS PRESENT	Daniel Pasky & Trevor Caldwell were present
MANAGEMENT PRESENT	Amanda Goodson, BCM Services
HOMEOWNERS PRESENT	14 Homeowners present and another 4 by Proxy
INTRODUCTIONS	Board introduced themselves to homeowners along with management represented.
APPROVAL OF MINUTES	Motion to approve 9/15/2022 annual/board meeting minutes by Daniel, seconded by Trevor, passed 2-0
DISCUSSION INCLUDING 2024 BUDGET	<p>Discussion ensued regarding the proposed budget. The majority of the homeowners were not happy with the decision last year to do holiday lights in house. Determined outsourcing holiday lights would remain. Water usage decreased significantly due to irrigation repairs and management monitoring. Insurance premiums are rising causing higher than usual increase. Other line items increased by industry standards. The Board believes the current assessment rate is sufficient to cover expenses so no increase was proposed.</p> <p>Trevor motioned to approve budget as proposed, seconded by Dan, passed 2-0.</p> <p>Trimac Outdoor, the current landscaping contractor, submitted a report outlining their recent services. Discussion regarding the trimming schedule for the property, irrigation repairs, field grass, and landscape lighting hit by mowers at Wild Elm. It was suggested by Trevor that a meeting be scheduled with the landscaper and welcome all homeowners who would like to join to walk through the community. Amanda will work on scheduling this. Mulching of the common</p> <p>area beds was a concern. This has not been done in 3 years. Amanda has 2 estimates, will get a third and forward for the Board's review.</p>
ELECTION	There were four (4) homeowners who put their names in for the board and three spots available. There was not a quorum of membership so no election was conducted. Current Board of Directors shall remain. Dan- President, Chris- VP, and Trevor- Sec/Treas.

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OPEN FORUM

Trevor would like to establish a CARE Committee that would go to homeowners around the community that may be struggling to keep up with the maintenance of their property and help. There were no volunteers at this time.

The website is out of date and not being updated. Amanda to reach out to the current service provider to inquire about how to update as well as look into other hosting options.

Better communication throughout the community was discussed. Website, Facebook and emails were options. Email authorization forms provided to those who were interested in receiving communication via email verses regular mail.

Many homeowners complained of very low water pressure at their homes. It was said that this is a Nocatee wide issue. Homeowners have reached out to CDD and JEA as well as had their backflows tested without improvement. Amanda going to reach out to CDD for direction.

Fireworks display at main field on 4th of July were discussed concerning liability exposure for HOA. Amanda going to reach out to the Attorney and insurance provider for guidance.

Moving a portion of the operating funds to an account that yield higher interest rate was suggested. Amanda going to look into this further.

Landscaping lights are out along Wild Elm due to landscaper accidentally mowing them over. Amanda to reach out to landscaper for update on completion date.

Move the GFI at Wild Elm to a dry location as it continuously trips, especially during the holidays when the lights are up. Amanda to obtain three estimates to move these outlets.

Reduction in the required quorum percentage discussed. Board open to reduction but need to have vote of current quorum of 69 homeowners to pass the change to the documents. Online voting option discussed. Amanda to research online voting.

ADJOURNMENT

Meeting adjourned at 8:05 PM based on a motion from Dan, seconded by Trevor, passed 2-0.