

MEETING MINUTES

Greenleaf Lakes Homeowners Association, Inc.

Annual Meeting | September 15, 2022 | 6:30 PM | CROSSWATER HALL (SPLASH PARK)

Board Members

Daniel Pasky | Chris Mieckowski | Trevor Caldwell

Item:

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| CALL TO ORDER | Due to quorum requirements not being met to conduct an Annual Membership Meeting, the dually noticed Board of Directors meeting was called to order at 6:31 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 | Matthew Ciupak and Amanda Goodson |
| GUESTS | Milo Williams and Robert Jones with Trimac Outdoor Landscape Management |
| ELECTION | There were only five owners who put their names in for the board and three spots available. There was not a quorum of membership. Current Board of Directors shall remain. Dan- President, Chris- VP, and Trevor- Sec/Treas. |
| HOMEOWNERS PRESENT | 16 Homeowners present and another 10 by Proxy |
| INTRODUCTIONS | Board introduced themselves to homeowners along with management represented. |
| APPROVAL OF MINUTES | Motion to approve 9/8/2021 annual meeting minutes by Daniel, Trevor 2 nd , passed 2-0 |
| 2022 BUDGET | Discussion ensued concerning reduction of Holiday Lights from \$7,000 to \$2,500 and the addition of a Landscaping Enhancement G/L to be created for possible additions to landscaped common areas with budgeted amount of \$4,500. The association's dues will increase from \$453 to \$498 due Jan 1, 2023. Dan motions |

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to approve budget with decrease to holiday lights to \$2,500 and Landscape Enhancements of \$4,500, Trevor 2nd, passed 2-0.

OPEN FORUM

Trevor would like to establish a Fining Committee. Membership agreed and would like to have more information regarding other communities in Nocatee that have fining procedures and committees in place.

Membership mentioned the Wild Elm entrance landscaping. They feel that it should look more colorful and livelier. Suggestions were flowering perennials and grasses. Board put \$4,500 into landscaping enhancements to make improvements to some of the common areas.

Trimac Outdoor Landscape management answered homeowner questions. Stated that they are on a rotation to trim trees. Offered their contact information for homeowners to contact them directly with any issues.

ADJOURNMENT

Meeting adjourned at 7:38 PM based on a motion from Dan, seconded by Trevor, passed 2-0.