

APPROVED MINUTES

Greenleaf Village Homeowners Association, Inc.

Board Meeting | October 10, 2016

Board Members: James Cook | Sandra Butler | Kagin DiBella

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	Item:
CALL TO ORDER	Meeting called to order at 6:00 PM (Small Meeting RM – Welcome Center)
ESTABLISH QUORUM	Quorum established
PROOF OF NOTICE	Notification of meeting in compliance; notice posted on message board.
BOARD MEMBERS PRESENT	James Cook, Sandra Butler, Kagin DiBella
MANAGEMENT PRESENT	Denise Wallace, BCM Services, Inc. Matthew Ciupak, BCM Services, Inc.
HOMEOWNERS PRESENT	3 Homeowners present
REVIEW/APPROVE MINUTES	Sandra Butler made a motion to approve 7/12/2016 Board Meeting minutes. Second by James Cook, Approved 3 – 0.
COMMITTEE REPORTS	
FINANCIAL	The Board reviewed the year to date financials and James Cook made a motion to approve the 2017 Budget as presented, seconded by Sandra Butler. Passed 3-0
LANDSCAPE	James Cook made a motion for BCM to have R&D Landscaping add a few boulders to the golf cart path near the roundabout at the main entrance on the right as you come into the neighborhood so owners will stop driving through the woods, seconded by Sandra Butler. Passed 3-0
OFF DUTY POLICE OFFICER	The board would like for the St John’s County Sheriffs off duty officer to focus on illegally parked vehicles in the street, vehicles blocking the sidewalk, speeding, and underage children who are driving golf carts throughout the community.
ARB	There was a discussion on the following ARBs:  470 Howland Drive- Air conditioning for Garage. Discussed how the original submission was denied due to AC condenser being installed along a drainage easement on their side property line, when their existing AC condenser was installed in their back yard originally.

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Kagin DiBella made a motion to deny the Garage AC based on drainage concerns and noise concerns for surrounding neighbors. Seconded by James Cook, Denied 3-0

27 Prospect Lane - Fence variance. Discussion as to method of determining location of fence, i.e., measurement begins at Building Restriction Line on side parallel to road and moves toward property line. Four foot variance granted. Motion for approval of variance by James Cook. Second by Sandra Butler. Approved 3 – 0.

**OPEN FORUM**

The following items were discussed:

- Sandra Butler requested management to provide her with the hosting solutions info and password for the HOA's website
- A homeowner would like for the board to review the setback line requirement when it comes to installing a fence within a street corner lot.

**ADJOURNMENT**

There being no other business, Meeting adjourned at 7:43 P.M

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