

GREENLEAF VILLAGE HOMEOWNERS ASSOCIATION, INC.  
 BOARD MEETING MINUTES  
 BCM Services, Inc. Conference Room  
 January 16, 2015 – 12:00 P.M.

<b>BOARD MEMBERS PRESENT</b>	Jim Cook, Sandra Butler (via phone), Kagin DiBella
<b>HOMEOWNERS PRESENT</b>	Anne Crane
<b>MANAGEMENT REPRESENTATIVE</b>	Denise Wallace of BCM Services, Inc.
<b>CALL TO ORDER</b>	Meeting called to order.
<b>QUORUM ESTABLISHED</b>	Quorum established with two (2) Board Members present and one (1) by conference call.
<b>PROOF OF NOTICE</b>	Notification of meeting in compliance: sign posted 48 hours prior to meeting.
<b>APPROVE/REVIEW OF MINUTES</b>	Motion by Kagin to approve minutes of 11/21/2014 Board Meeting, with a second by Sandra. Approved 3-0.
<b>OPEN DISCUSSION:</b>	Issues within the community were discussed including:
<b>PARKING ON THE STREET</b>	Per County, cars are allowed to park on the street in same direction as lane as long as it is not at a corner or hinders emergency vehicles.  Vehicles are not allowed to block sidewalk. Tickets can be issued.  Call St Johns County Sheriff's Office non-emergency number (904) 824-8304 to register complaint.
<b>SIDEWALKS/SPEEDING</b>	Board Members will meet with County Commissioner re: sidewalk extension, graffiti on sidewalk, speeding in neighborhood.
<b>HOMEOWNER'S COMPLAINTS</b>	Re: park grass encroaching into yard and cars utilizing park spaces for personal use. Homeowner is responsible for own yard.  Trash and lack of maintenance around lake. Will contact CDD,  Street trees: When dead, owner is responsible for replacement.
<b>COMMITTEES</b>	Committees to be formed and chaired by Board Members:
<b>IT &amp; COMMUNICATION</b>	Sandra will work on a community newsletter and handle website.
<b>SOCIAL</b>	Kagin will work with Anne Crane and others that have been doing this in the community.
<b>NEIGHBORHOOD WATCH</b>	Jim will contact Sheriff's Office for information.

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**MONTHLY FINANCIAL REPORTS** All Board Members will receive monthly financials and review.

**ARCHITECTURAL REVIEW BOARD (ARB)** ARC will be handled by the management company.

**COMMITTEE MEMBERS** Anne Crane will work with Board in recruiting members for committees.

**CCR CHANGES** Management will submit suggested changes for the Covenants & Restrictions (CCRs) to the Board. Board will also review and will meet in February to review.

**SPRING YARD SALE** Board asked Anne Crane to coordinate the Spring Yard Sale.

**COMMUNITY NEWSLETTER ITEMS**

- Email Consent Forms
- Comments on community's Rules and Regulations
- Picking up after your dog
- Cart paths for carts only, pedestrians can be ticketed
- Sidewalks for pedestrians only, carts can be ticketed
- Cars blocking sidewalks can be ticketed
- Street trees
- ARB approval necessary for all improvements, including landscaping
- Remind that community has website

**ADJOURNMENT** There being no further business, the meeting adjourned at 1:46 p.m.