

ANNUAL MEETING MINUTES

Greenleaf Village Homeowners Association, Inc.

Annual Meeting | November 01, 2016 | 6:30 PM | CROSSWATER HALL (SPLASH PARK)

Board Members: James Cook | Sandra Butler | Kagin DiBella

WELCOME / CALL TO ORDER	Meeting called to order at 6:30 PM
ESTABLISH QUORUM	No quorum established
PROOF OF NOTICE	Notification of meeting in compliance; 14 day notice out to homeowners
BOARD MEMBERS PRESENT	James Cook, Sandra Butler, Kagin DiBella
MANAGEMENT PRESENT	Matthew Ciupak, Denise Wallace, Blaine Anderson
ELECTION	Since a quorum was not established, Board Members will remain in place for 2017
INTRODUCTIONS	The board introduced themselves to homeowners as well as BCM Management that were present
HURRICANE UPDATE	Matt gave homeowners an update on what BCM did prior to the Hurricane with the Tree Surgeon
COMMITTEE REPORTS	
SOCIAL	<ul style="list-style-type: none">• Kagin discussed the recent social events that Greenleaf has had and that for the holiday season, Greenleaf will be doing Luminaires
COMMUNICATION	<ul style="list-style-type: none">• Sandra discussed Next Door Nocatee – Greenleaf Village and the process to be added• On the Website: www.greenleafvillagehoa.info – there is information about social functions, association docs and additional information about News/Updates for the homeowners• There is an additional Facebook page for Homeowners
FINANCE	<ul style="list-style-type: none">• Matt discussed the budget and that Greenleaf Village is Under Budget currently - \$6500• Invoices for 2017 Dues will be mailed out the week of November 15, 2016 and reminder notices will be mailed out in the middle of January 2017• Dues will remain the same in 2017• Matt also discussed the budget for 2017 and all homeowners will receive the approved budget with their invoices
PROPERTY	<ul style="list-style-type: none">• Jim discussed that there will be boulders placed in the grass area that golf carts have been using by the roundabout. The boulders will be installed the week of November 15th.• New sod will be placed as well• The Off- Duty Police has been a success in the community and the Police Officer is ticketing for the following around the community:<ul style="list-style-type: none">- Cars Blocking Sidewalks- Street car parking

- Speeding/ Traffic Violations

- Underage Golf Drivers

- OPEN FORUM**
- The Dog Park is managed by the CDD and Resident Services will have to be contacted for any issues.
 - Issues with Street Signs need to be reported to the County
 - The HOA now requires all corner lot fencing to be 50% landscaped from the street view.
 - Denise explained the responsibilities of limited common area.
- ADJOURNMENT**
- There being no further business, the meeting adjourned at 7:08 PM.

UNOFFICIAL- ANNUAL MEETING MINUTES

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Proxys sent HOMEOWNERS PRESENT: (Green represents in)

	LAST NAME	OWNER:	2ND OWNER:	ADDRESS:
1	CORDES	RUSSELL M. CORDES	PATRICIA A. CORDES	37 HOWLAND DRIVE
2	COX	DENNIS COX SUSAN	MORALES-COX	73 TAYLOR RIDGE AVENUE
3	FASTENBERG	FASTENBERG		252 CARRIER DRIVE
4	GOBRECHT	MARCUS. A GOBRECHT	MOLLY BUDZIAN GOBRECHT	233 HOWLAND DRIVE
5	HARTLEY	JANIE W. HARTLEY	ROBERT B. HARTLEY	587 CROSS RIDGE DRIVE
6	JEFFREY	MICHAEL & LINDA JEFFREY ROBERT C	RITA VEGA	394 HOWLAND DRIVE
7	LAROSE	LAROSE REV. TRUST	ROBERT/ KATHY LAROSE TRUSUSTE	201 GLENWOOD STREET
8	ROSARIO	BERNIE JUSTIN ROSARIO		661 HOWLAND DRIVE
9	THARP	JARED A THARP	KIMBERLY L THARP	203 CARRIER DRIVE
10	ALBERS	JAN ALBERS	BARBARA C. ALBERS	337 HOWLAND DRIVE
11	ANDERSON	Alan Anderson THOMAS	Blaine Anderson	140 BROOKLINE TRAIL
12	BRENNAN	BRENNAN	SYLVIA BRENNAN	775 CROSS RIDGE DRIVE
13	KALIN	CHRISTOPHER M. KALIN	JAIME L. KALIN	27 PROSPECT LANE
14	PINKALLA	KATHRYN TYLER LEE PINKALLA	MARGARET PINKALLA	297 GLENWOOD STREET
15	RECTOR	HARLAN A RECTOR	PHOEBE JOAN RECTOR	470 HOWLAND DRIVE
16	STEGMAYER	ARTHUR W STEGMAYER	VERA N STEGMAYER	400 CAMERON DRIVE