

# MINUTES

## Greenleaf Village Homeowners Association, Inc.

*Board Meeting | August 12, 2015 | 6:00 PM | Crosswater Hall*

**Board Members:** James Cook | Sandra Butler | Kagin DiBella

### Item:

<b>CALL TO ORDER</b>	Meeting called to order at 6:01 PM
<b>ESTABLISH QUORUM</b>	Quorum established
<b>PROOF OF NOTICE</b>	Notification of meeting in compliance
<b>BOARD MEMBERS PRESENT</b>	James Cook, Sandra Butler, Kagin DiBella
<b>MANAGEMENT PRESENT</b>	Denise Wallace, Callie Poole
<b>HOMEOWNERS PRESENT</b>	15 Homeowners present
<b>REVIEW/APPROVE MINUTES</b>	The 4/27/2015 Board Meeting minutes were approved. Motion by Sandra and second by Kagin, Approved 3-0.
<b>AMEND BYLAWS</b>	<p>BOD Terms: The Board Member with the most votes will hold a 2 year term, while the other 2 Board Members will each hold a 1 year term.</p> <ul style="list-style-type: none"><li>- Motion by Jim and second by Kagin, Approved 3-0.</li><li>- These terms will go into effect with the 2015 annual elections.</li></ul>

### COMMITTEE REPORTS

#### FINANCE

- Denise provided a finance update.
- The Attorney will process foreclosures for the 2 delinquent accounts that currently have a lien on their property, if they don't pay in full by 8-31-15. Intent to Liens will be sent to the other 2 delinquent accounts if not paid in full by 8-31-15.
- The water is over budget due to the drought.
- The BOD will begin preparing the budget for the upcoming annual meeting.
  - The expense of mowing the pond bank which was previously done by the CDD will need to be included.

#### SOCIAL

#### COMMUNICATION

- The next neighborhood garage sale will be held on 9-12-15.
- Philip Jones joined Sandra Butler on the Communication Committee. They will be maintaining the community website.
- This committee is still looking for more members.

#### ARB REPORT

- Lot 161– Requested to install 6ft high white tongue and groove fence with 2 gates on the sides, as well as a 4ft 2 rail ascot fence with 1 gate on the back side
  - This lot is on a conservation, which requires a 4ft aluminum fence
  - Conditional Approval: 4ft aluminum fence only on side and rear, Both returns must be 4ft aluminum

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**Item:**

- Lot 530- Requested decorative curbing around perimeter of yard, to use rock instead of mulch, and a paver pathway to help with standing water/drainage
  - Conditional Approval: All curbing must be white concrete or earth tone. Also, the black aluminum landscape edging being used on the side of the house to hold rocks in place, must not exceed 1 inch above ground level.
- Lot 239 – Requested a rain barrel in front of the house
  - Conditional Approval: A rain barrel can be placed on the side and rear of the house and must be landscaped.
- Lot 131 – Requested a change in paint color. Denise will obtain the color list used by the various Builders, to ensure that the color chosen falls in line with the existing colors. Request pending.
- Lot on Prospect- Retaining wall- Homeowner will be required to have a registered engineer confirm that the wall will not affect drainage for this lot or any adjacent lots. If the wall is approved, a fence will not be permitted.

*NOMINATING COMMITTEE*

- This committee would review all BOD candidates and make their candidate recommendations to the current BOD.
- A sign-up sheet was sent around for committee members.

**OLD BUSINESS**

*SIDEWALK*

- The county made the CDD take the sidewalk out at the roundabout because golf carts and pedestrians cannot be on the same sidewalk.
- The HOA would like to have a fence put in there since the county will not allow the sidewalk to be connected.

*LIGHTS AT BACK ENTRANCE*

- The agreement for putting in lights was that the lights would be put in at no cost to the HOA, but the HOA would have to pay the JEA bill. The BOD has elected not to move forward with the lights.

*MOWING AT BACK ENTRANCE*

- This area is owned and maintained by the county.

**NEW BUSINESS**

*MOWING AROUND HOWLAND LAKE*

- The CDD is not responsible for this area.
- The bid to mow this area for the HOA was \$550.00 a month and would be mowed twice a month.
- Denise will get other bids and look into a potential cost sharing agreement with the CDD.
- This area will be mowed once a month through the remainder of growing season.

**OPEN FORUM**

- Alligator in lake- Trappers have been contacted to remove it
- Commercial vehicles being parked in community- Violators as well as companies have been contacted.
- Cars parked in cul-de-sac on Cameron- Off-duty Officer will address
- Christmas lights and decorations- Only permitted Thanksgiving through Jan. 15<sup>th</sup>

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**Item:**

- The street trees in front of a house are that Homeowner's responsibility.
- Basketball hoops cannot be left in a cul-de-sac permanently.
- Car covers on cars or motorcycles parked in a driveway are acceptable as long as they are a neutral color- no bright colors or designs
- There are no current restrictions regarding window coverings.
- Discussed garbage cans being left out in view- They must be hidden from view of neighbors and the street
- Discussed satellite dish locations- Must be in rear of home
- Sidewalks are maintained by the county.
- The roads will be repaired once construction/development is complete. The roads cannot be driven on for 24 hours once they are repaired; notice will be sent out prior to the closing of the roads.
  - Roads are owned by the county.

**ADJOURNMENT**

Meeting adjourned at 7:38 PM