

Greenleaf Village Homeowners Association, Inc.

Board Meeting | March 7, 2017 6:00PM

Board Members: James Cook | Sandra Butler | Kagin DiBella

	Item:
CALL TO ORDER	Meeting called to order at 6:03 PM (Small Meeting RM – Welcome Center)
ESTABLISH QUORUM	Quorum of the board established.
PROOF OF NOTICE	Notification of meeting in compliance; notice posted on message board at least 48 hours in advance.
BOARD MEMBERS PRESENT	James Cook, Sandra Butler, Kagin DiBella
MANAGEMENT PRESENT	Matt Ciupak & Blaine Anderson, BCM Services
HOMEOWNERS PRESENT	11 Homeowners present
REVIEW/APPROVE MINUTES	Sandra made a motion to approve 11/01/2017 Annual Meeting minutes. Second by Kagin, Approved 3 – 0.
COMMITTEE REPORTS	
FINANCIAL	13 Delinquent Homeowners. Jim made a motion to start Intent to Foreclose on 2 Homeowners outstanding from 2016, file liens on owners delinquent for 2017 and write off any small balances. Second by Kagin, Approved 3 – 0.
LANDSCAPE	There was discussion regarding the following items: <ul style="list-style-type: none">• Grass and mulch by the Boulders has been completed at main entrance• Area by the JEA lift station on Howland is bare and a proposal of 3 Pallets of Bahia grass (\$895) to be installed. Sandra motion to approve, Kagin second. Approved 3-0
OFF-DUTY POLICE REPORT	<ul style="list-style-type: none">• Tickets are still being issued for multiple traffic violations including but not limited to: blocking sidewalks, speeding, and running stop signs.• Currently patrols 2 a week, 3 hours a day.• Board continues to feel this off duty patrol is a great asset for the community.

ARB

- Street Corner Fencing- Jim made a motion, seconded by Sandra to close out the street corner fencing discussion. Many corner fences were installed by builders when homeowners built their homes. Passed 3-0.

There was a discussion on the following ARBs:

117 Taylor Ridge: Driveway Extension and Pavers-

- Board would like to look at the drainage further
- Driveway and Landscape patch are conditionally approved
- Paver side is not approved and will have to look into the building restriction line and resubmit. Jim motioned, Kagin second. Approved 3-0

198 Howland Drive: Street Tree-

- Street replacement is within the county requirement. Sandra motioned, Kagin second. Approved 3-0

138 Prospect Lane: Landscape Curbing –

- Red & White Scalloped edging installed without approval. Jim motioned to have them removed and resubmitted. Kagin second. Approved 3-0

Street Trees:

- Looking to see if the Association can get a variance from the current street tree plan requirements for the County. 4 inch caliper trees are very expensive.

Additional:

- Prospect Lane Statue – Attorney to review.
- Cross Ridge Drive – Approved Landscaping that homeowner added more than was approved. Violation letter will be sent.
- White Rocks Cross Ridge Drive- Violation letter will be sent for non-approved change.

**NEIGHBORHOOD GARAGE
SALE**

- Pending a date but it will be announced shortly and homeowners will be notified.

OPEN FORUM

The following items were discussed:

- House for Sale Signs – Need to be installed immediately with the approved Nocatee standard
- Police Patrolling – Looking to get a list of tickets/violations to see trend. Possible poll out to the homeowners on their thoughts of the presence.
- Greenleaf Main Park needs some maintenance. This is run by the CDD but the property manager will put in a request to them.
- ½ court basketball in Victoria Park – Could be considered but would cause dues to go up.

ADJOURNMENT

There being no other business, Meeting adjourned at 7:17 P.M

