

Greenleaf Village Homeowners Association, Inc.

Annual Meeting | November 19, 2019 @ 6:00 PM

Board Members: James Cook | Sandra Butler | Kagin DiBella

CALL TO ORDER	Meeting called to order at 6:00 PM (Crosswater Hall - Nocatee)
ESTABLISH QUORUM	Quorum of the membership was not established based on 14 homeowners present in person and 4 homeowners via proxy. The board will remain the same for 2020.
PROOF OF NOTICE	Notification of meeting in compliance; Homeowners were sent notices within 14 days.
BOARD MEMBERS PRESENT	James Cook, Sandra Butler, and Kagin DiBella
MANAGEMENT PRESENT	Matt Ciupak & Jennilyn Bruce, BCM Services, Inc.
MINUTES APPROVED	Sandra made a motion to approve 07/25/19 board meeting minutes. Second by Kagin, Approved 3-0.
FINANCIAL	<ul style="list-style-type: none">• There is no increase in Dues for 2020, payment due date January 1, 2020.• There will be a surplus of \$10,000 to \$13,000 by the end of the year for 2019.• Contingency goal is set for \$75k.
LANDSCAPE	There was discussion regarding the following items: <ul style="list-style-type: none">• Water sensors were installed to help reduce the JEA water bill and ground saturation, cost was ~\$1,500.00. Water bills paid out are down to \$12,600.00 paid out through Oct 2019 from \$19,500.00 paid out in 2018.
COMMUNITY	<ul style="list-style-type: none">• The police are present in the community to assist with traffic/parking violations. Do not park on sidewalks, please don't speed, and always stop at stop signs.• Off duty officer hired to help with the crosswalk at the school during dismissal time.• Christmas lights were outsourced this year, as there was an issue with finding volunteers. Please let someone know if you see the Christmas lights out.• When making changes to your property an ARB approval is required. When replacing what is currently there such as repainting home the same color, it is considered maintenance and ARB approval is not needed.

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- The board will be reviewing the ARB guidelines and updating as needed.
 - Make note any sidewalk damage and report to the board/Matt, as it the county's responsibility to repair.

UPCOMING EVENTS

- There is a pending quote for installation of Christmas lights at the main "Greenleaf" sign across from Austin Park HOA in front of school which will not exceed more than \$500 per HOA to be shared between Greenleaf Village, Lakes, and Preserve.
- Matt is seeking post office approval and to get a quote have the cluster mailboxes repainted. An evaluation will be done to determine the order in which they will be painted within the community most likely starting with phase 1.

OPEN FORUM

The following items were discussed:

- The Association will not be putting a light on the entrance of Phillips Highway due to the association forever being responsible for the large electric bill.
- Mosquito spraying is paid for as a part of your property taxes not HOA fee. You can request a spray at www.stjohnscountypride.com.
- Golf cart drivers must be at least 14 years old with ID.

ADJOURNMENT

There being no other business, Meeting adjourned at 6:43 P.M based on a motion made by Jim, seconded by Sandra, passed 3-0.
