

Greenleaf Village Homeowners Association, Inc.

Annual Meeting | October 29, 2020 @ 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 30 homeowners present in person and 27 homeowners via proxy. The board will remain the same for 2021.
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	Denise Wallace & Alan Anderson, BCM Services, Inc.
MINUTES APPROVED	Sandra made a motion to approve 11/19/19 meeting minutes. Second by Kagin, Approved 3-0.
FINANCIAL	<ul style="list-style-type: none">• As of 10/27/20, the HOA had a total asset value - \$64,978• Outstanding AR- ~\$2,500, made up of 5 owners. Only 1 of the 5 is outstanding for 2020 and 2019.• Equity (surplus) as of 12-31-2019- \$32,229• Expenses under budgeted by \$12,541 year to date.• 2021 Budget was approved based on a motion from Kagin, seconded by Jim, passed 3-0. The Dues for 2021 remain the same as they were for 2020 along with being due on January 1, 2021.
COMMUNITY	<ul style="list-style-type: none">• Fall Garage sale took place in Oct 2020, spring garage sale cancelled due to Covid.• SJCS Officer continues to patrol the neighborhood along with working "school crosswalk" detail. "School crosswalk" detail continues to be a big hit from the homeowners.• BCM continues to ride the neighborhood at least every other month with President Jim Cook for property inspections.• Christmas lights to be the same as 2019. Both at both entrances of Greenleaf Village but also split three way

between Greenleaf Village, Greenleaf Lakes, and Greenleaf Preserve at the CDD sign at the intersection of Valley Ridge Blvd and Greenleaf Drive.

- Doody Daddy continue to empty all doggy stations each week. Again, the homeowners have expressed their appreciation of them to me.
- Handyman continues to pick up the trash along the bank of the Howland Lake every quarter.
- Multiple fence post that had wood rot were replace in Nov 2019 at Glenwood Park.
- Luminaires were done in Dec 2019 by Ms. Molly Newman, will be done again for 2020.
- Back fence at Howland park repaired after a tree fell on it in Feb 2020.
- Painted and replace plexiglass in both message board signs Feb 2020.
- All playgrounds sanitized in early March 2020, then closed for several months in late March because of Covid.
- Pressure washed US1 highway sign in June 2020
- ARB Variance- Kagin made a motion to allow any mansard screen enclosures to extend past the back footprint of the home as long as there is at least 25 feet clearance from both side property lines and the rear property line. Seconded by Sandra, passed 3-0.
- Items to be handled by landscaper asap:

Bermuda turf in the parks to be sprayed/fertilized within the next 10 days.

Sand spurs in Howland Park were sprayed twice recently.

Turf along Taylor Ridge Park between street and sidewalk has chinch bug damage, along with the turf across the street from 571 Cross Ridge drive all the way to Brookline Drive.

Palm tree at the back side of the park along Cameron Drive- 12 foot Sabal Palm.

Removal of the vines and trees behind the white vinyl fence at the end of Cameron Drive next to 15 Cameron Drive. Vegetation is pushing the fence down.

COMPLIANCE ISSUES

- Election Signs- for the most part was in compliance, however, one on Cross Ridge (on one of the main roads inside the neighborhood thus extremely noticeable) was sent to attorney for having his sign out too early.
- Commercial Vehicles- Often parked in the Street, SJCS off duty officer is aware. But there is also a pool truck that is parked in the driveway off Payne Trail. Homeowner has confirmed truck will be covered in magnets.
- Non approved change- paver patio- a home on Cross Ridge. Homeowner must take out 24 inches worth of pavers.
- Air BNB issue on Prospect Lane Proposed change of the CCRs(BCM sent the following out twice to all owners), must receive 2/3 votes for the following(this didn't happen at this meeting).
- 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:

- Parking over sidewalks- SJC Sherriff hired to patrol will continue to look out for this.
- Please pressure wash your house, sidewalk, and driveway before it gets to cold.
- Possible setting up a fining committee for HOA violations.
- The CDD roundabout needs some work regarding the pavement, Management will get with the CDD.
- One homeowner asked why overnight parking isnt allowed in the Crosswater at Nocatee but is in the HOA. Management stated their streets are public just like Greenleaf Village. All enforcement jurisdiction falls under the Sheriffs department.

ADJOURNMENT

There being no other business, Meeting adjourned at 7:10 P.M based on a motion made by Sandra, seconded by Jim, passed 3-0.
