

January 8, 2009 Grove Board Meeting Minutes

1-Call to Order/Quorum

President Ernie Pelikan called the January 8, 2009 meeting of The Grove Homeowners Association Board of Directors to order at 5:20 PM at 39908 Sunbeam Way, the home of Mr. Pelikan.

Members Present were: Ernie Pelikan, John Frame, Margra Grillo, Anita Korndoerfer, Allan Anglis, Roger Bonyng and Bill Bowers.

William Rich was a guest.

2- New Business

A- 2009 Homeowners meeting for February

1- Commitment

It was noted that the terms of Roger Bonyng, Margra Grillo and Anita Korndoerfer who were elected in January 2006 expire three years from the date of their election. Discussion followed. Bill Bowers moved, Anita Korndoerfer seconded, that Mr. Bonyng, Ms. Grillo and Ms. Korndoerfer be appointed to serve on the Grove Board of Directors from the date of the expiration of their terms until their successors are elected in February 2009. The motion passed unanimously. **MOTION # 1**

2- Costs \$112.88 (\$70.00 refundable)

Discussion was held regarding the cost for renting the Lady Lake Community Building for our annual meeting February 18, 2009. Ms. Korndoerfer stated the building is available from 5:00 PM until 9:00 PM on that day for \$112.80 with \$70.00 being refunded when the key is returned. She paid the fee. By consensus, the Board agreed to reimburse her for the charge.

B- Negotiating Meeting Issues

1- Payment of security guard fees

Discussion was held regarding payment of the payroll and associated charges for the guardhouse at the West Gate for the time from September thru December 28, 2008. Mr. Bowers moved, Ms. Korndoerfer seconded, the Board authorize payment of \$4429.84, by Sentry Management, of security guard payroll and worker's compensation charges and that the check be given to our attorney, Richard Coln, who will give it to Mr. Rich's attorney, Phillip Smith, at the start of the negotiating session. Voting yes were Mr. Pelikan, Mr. Frame, Ms. Grillo, Ms. Korndoerfer, Mr. Anglis and Mr. Bowers. Mr. Bonyng abstained. The motion passed. **MOTION # 2** Discussion continued. By consensus, it was decided that under no circumstances would the Grove Board approve any document that did not contain language that stated the right to approve operational procedures, modifications, additions or alterations to any improvement now or hereafter constructed on the easement parcel where the Grove shall be required to share in the cost(s) of such operational procedures, modifications, additions or alterations to any improvements or where such operational procedures, modifications, additions or alterations to any improvements increase the ongoing maintenance costs to the Grove of said improvement by more than \$1000.00 per annum based on documented facts. Contingency plans were discussed in case the negotiations are not successful.

2- Location

Discussion was held regarding the location of the negotiating session. By consensus, it was agreed that the session should be held at Mr. Coln's office in Maitland.

3- Geo Mayer Document

Discussion was held regarding a letter about The Grove that Geo Mayer distributed. No reply will be forthcoming from the Grove Board.

C- Directory- \$200.00 Contribution

Discussion was held regarding the residents directory compiled by Larry Bayliss. No contribution from the Grove Board will be requested for the publishing costs.

D- Other

The information Sentry Management will send to property owners regarding the annual meeting will include Mr. Pelikan's update letter, annual budget, and proxy information.

3- Adjourn

Mr. Pelikan adjourned the meeting at 6:20 PM.

Margra Grillo, Secretary

Approved: March 5, 2009