

## Oct. 20, 2009 Grove Board Meeting Minutes

1- The October 20, 2009 meeting of the Grove Board was called to order at 7:01 PM by the President Ernie Pelikan at 5239 Grove Manor.

Members present were Ernie Pelikan. John Frame, Margra Grillo, Arlene Strack, Allan Anglis, Bill Bowers and Charlene Walker.

Sentry Management representative, Deborah Christopher was present.

Guest was Grove resident Mike Cyrus.

2- Bill Bowers moved, Charlene Walker seconded, the minutes of the September 9, 2009 meeting be approved as presented. The motion passed unanimously. **MOTION #1**

### 3- Old Business

#### A- Replacement of Citrus trees

Allan Anglis reported that the trees have been planted. They were Parsons Brown Orange Trees and were planted by the nursery company. The cost was approximately \$370.00. Mr. Frame will contact Delmar Brooks about getting rid of the stumps of the trees that were cut down.

#### B- Speed Bumps

Discussion was held about putting speed bumps on Grove Heights near the entrance/exit from Bella Vista. Action was deferred to a later meeting.

#### C- Planting party-Nov. 8, 2009

Charlene Walker reported the committee has the plans complete for the planting party. Pine Village will be included. Fliers will be distributed informing everyone about it. Information has already been available on our website.

#### D- West Gate Changes

Mr. Frame updated the Board on the new gate equipment that has been installed. Telephones at the gatehouse have been put into the Grove's name and access to long distance has been removed. An excess line was also disconnected. The changes should save us approximately \$ 70.00 per month.

#### E- Curb cleaning

Information will be solicited regarding sealing the curbs to deter mold growth. Reports will come at a later meeting.

#### F- Road Reserves

Mrs. Grillo will contact Mr. Bonyng to determine the name of the company that originally installed the road.

#### G- Turnover of West Gate controls to Sentry- \$50.00/month fee

Discussion was held regarding Sentry Management's fee of \$50.00 per month to keep the Gate records updated and current. Allan Anglis volunteered to be the contact person if the gate breaks down after regular business hours.

### 4- NEW BUSINESS

#### A- Report From Sentry

Ms Christopher updated the Board on the September Financial Report. After discussion, Mr. Frame moved, Mrs. Strack seconded, the contract with Arrington to do the financial review for 2009 be approved, with the fee not to exceed \$1,000. The motion passed unanimously.

**MOTION # 2**

B- Lawsuit

Premise

Support from POHH

Preliminary comments by our attorney

The above 3 agenda items were discussed. Mr. Cyrus had questions that were answered. Ms Christopher will report to the Board on the lack of timeliness by Sentry Management in forwarding the suit to us.

C- 2010 Budget

Review and discussion of the 2010 budget were held. Mr. Bowers moved, Mrs. Strack seconded, the Board schedule 47% as the Grove's percentage of any potential management fee, Guards' costs (including workers comp) that Harbor Hills may charge us. Discussion was held. Yes-Mr. Bowers, No-Mr. Pelikan, Mr. Frame, Mrs. Grillo, Mr. Anglis, Mrs. Walker. Abstaining-Mrs. Strack. The motion was defeated. **MOTION # 3**

Discussion continued. Mr. Frame moved, Mr. Anglis seconded, the proposed 2010 budget be approved with the percentage of potential Harbor Hills fees and Guards costs be 13.9%, and the balance of the budget be accepted as revised. Yes- Mr. Pelikan, Mr. Frame, Mrs. Grillo, Mrs. Strack, Mr. Anglis, Mrs. Walker. No- Mr. Bowers The motion passed. **MOTION # 4**

D- Report from the Architectural Committee

Mr. Bowers noted the information on requests for residents are approved/denied by the committee and the results forwarded to Sentry management.

E- Bids on Berms and Common Areas

Ms. Christopher will contact landscaping firms for proposals to do the common areas. Discussion followed. Mr. Anglis moved, Mr. Bowers seconded, approval be given to John Frame to contact Delmar Brooks to remove 2 additional dead trees at a cost not to exceed \$300. The motion passed unanimously. **MOTION # 5**

F- Upgrade of Hardscape landscaping

Discussion was held. Decisions were deferred to a later meeting.

G- Report form Social Chair

Mrs. Walker noted the block party chair has resigned, but it will be held in March. By consensus, the Board approved up to \$250.00 for expenses.

H- Report from Grounds Chair

Mr. Anglis reported the new trees are being watered as recommended by the nurseryman who planted them.

I- Policy on touch keys- 2 free, then \$15.00

Discussion was held regarding covering the cost for the entry cards and clickers. Mrs. Strack moved, Mr. Bowers seconded, the fee to be charged after each household receives 2 free entry cards, will be \$15.00 for extra cards and \$35.00 for the Klik Card entry units. The motion passed unanimously. **MOTION # 6**

J- Removal of Palm Trees/Trimming Citrus

Mr. Frame will meet with Mr. Bonyng to discuss arrangements with Delmar Brooks to do the work.

K- Other

Mrs. Strack noted the Steering committee's report will be distributed and discussed this week. The committee will be meeting with residents to review the report.

L- Next Meeting

The next Board meeting will be November 17, 2009 at Arlene Strack's home.

5- ADJOURN

The meeting was adjourned at 9:07 PM.