

November 17, 2009 Grove Board Minutes

1- CALL TO ORDER/QUORUM

President Ernie Pelikan called the meeting to order at 7:03 PM in the home of Arlene Strack at 5542 Grove Manor.

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

Deborah Christopher, Sentry Management representative, also was present.

2- MINUTES FROM 10/20/2009 AND 11/ 4/ 2009 MEETINGS

The minutes of October 20, 2009 were corrected as follows: Item 3-A line 3, "removed" should be deleted and replaced with "get rid of". In 3-D line 3, \$35.00 should be \$70.00. Mrs. Walker moved, Mr. Bowers seconded, the October 20, 2009 minutes be approved as corrected and the November 4, 2009 minutes be approved as presented. The motion passed unanimously. **MOTION # 1**

3- OLD BUSINESS

A- Removal of citrus trees

Mr. Frame noted the trees have been removed. He will contact Delmar Brooks about trimming the other trees again.

B- Discussion of speed bumps will be held at a later meeting.

C- Upgrade of Hardscape landscapes

Review of the Hardscape condition was done. It was noted that there is a dead bush that needs to be taken care of.

D- West Gate Changes

Our attorney Richard Coln sent a stipulation letter to Philip Smith, Harbor Hill's attorney, replying to Mr. Smith's request that no changes be made to the West Gate procedures while litigation is pending. There has been no reply to the letter that was sent to Mr. Smith. Mr. Frame showed the Board an example of the Klik Cards. They will be \$35.00 each for residents to purchase, if they want one.

E- Curb Cleaning

There was a quote from Terra Clean to clean the curb/curbs for \$2,600.00. Sentry may know another company that may be able to meet our needs. Mr. Frame will review their capabilities and prices. After discussion, Bill Bowers moved, Allan Anglis seconded, the Board approve the curb/curbs cleaning at a cost not to exceed \$2,600.00. The motion passed unanimously.

MOTION # 2 Information will be sought to see if individual driveways can also be done.

F- Road Reserves

Margra Grillo reported on the information Paqco gave in December 2008. It was noted then that the streets will last for at least another 5 years, that sealing them is not recommended and to re-surface all of the streets would be about \$100,000.00 to \$125,000.00. Discussion followed. By consensus, it was decided to increase the amount put into reserves each year.

G- Turnover of West Gate Controls to Sentry-\$50.00/month

Deborah Christopher provided signs informing residents of an emergency number to call if there is a problem with the gate. Discussion followed. It was noted Harbor Hills was notified in a letter dated September 18, 2009 that The Grove took over control of the gate.

H- Bids on common areas

C and S Green Lawn and Valley Crest Landscape Maintenance met with Board members. Their bids are \$800.00 and \$1,080.00 per month, respectively. Discussion followed.

Mr. Pelikan will be meeting with One Source. They will be asked to replace the sod they put down in the common area that is now dead. A decision was deferred to a later meeting on possibly changing landscapers.

I- Lawsuit

Discussion of 1-Motion to dismiss and 2- Hearing in December. The Motion to Dismiss was filed and the hearing will be in December.

J- 2010 Budget

Ms Christopher distributed the corrected budget that was approved previously. Discussion followed.

4- NEW BUSINESS

A- Report from Sentry

1- Billings from Sentry

Mr. Pelikan reminded that an invoice is to be sent to HHHOA for the gate repairs.

2- Answer on why lawsuit took so long to get to Board

Ms. Christopher distributed several handouts that covered the above topics.

Discussion followed. Ms. Christopher had no explanation for the delay.

B- Reports from ARC chairman Bill Bowers

Mr. Bowers noted he has forwarded the request forms to Sentry from Olson's for a TV dish and from Cyrus' for removal of a tree.

C- Report from Social chair Charlene Walker

Mrs. Walker noted she may be chairing the block party in March.

D- Report from Allan Anglis, Grounds chair

Mr. Anglis reported on the irrigation problems and on getting water to the new trees. Discussion followed.

E- Tom Rice proposal on West Gate Issues

Discussion was held on replying to communications to Board members regarding the gate and other issues. Bill Bowers moved there be no correspondence between Grove Board members and the HHHOA and the POHH regarding Grove business. Discussion followed. There being no second to the motion, it died for lack of support. The Board agreed to minimize all contact, verbal and in writing, with Harbor Hills residents until the lawsuit is settled.

F- Steering Committee (Arlene)

1-Concept proposal

2-Udick comments on mandatory

3-Approve meeting of Committee with GHOA members

Discussion of items 1 and 3 was held. Item 2 was withdrawn from the agenda.

Mrs. Walker moved, Mr. Bowers seconded, the Grove Board set January 5, 2010 for a meeting where the Steering Committee can present their report to Grove homeowners at the HH Club house, with an alternate date of January 7, 2010.

The motion passed unanimously. **MOTION # 3**

G- Info letter to GHOA

1- Lawsuit

2- Amenity fee proposal

3- 2010 Budget

4- Gate policy and operation

After discussion, it was decided that Mr. Pelikan's newsletter will cover each of the above topics.

H- Complaint to Lake County Sheriff

After The Grove received a letter from the HHHOA, signed by each of their Board members, stating they would be removing their property from the West Gate, Mr. Frame noted that he filed a complaint, as a Grove homeowner, not as a representative of the Grove Board, with the Lake County Sheriff documenting that the Grove owns the West Gate and that if any of the Grove's property is removed he will file trespassing and theft charges against the signers of that letter. A police report was completed by the Lake County officer and is on file with a case number at their office.

I- Communication with Harbor Hills-Bill's concern

This was discussed under agenda item E.

J- Other

- 1- Mr. Bowers checked on some security cameras for the West Gate. The cost was tentatively \$2,300.00 and the information was given to Mr. Frame who will also check with Royce in Orlando for their cost estimate.
- 2- The date for the annual meeting was set for Tuesday January 26, 2010 at the Lady Lake Community Building subject to the availability of the facility. Registration will be at 6:30 PM and the meeting at 7:00 PM.

K- Next meeting

The next Grove Board meeting will be December 15, 2009 at 7:00 PM in Allan Anglis' home.

5- ADJOURN

The meeting adjourned at 9:10 PM.

Margra Grillo, Secretary

Approved December 15, 2009