

1. The August 25, 2008 meeting of the Grove Homeowners Association Board of Directors was called to order at 7:07 PM in the home of Ernie Pelikan, 39908 Sunbeam Way, by the President Ernie Pelikan.

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

Sentry Management representative Jerry Thompson and Grove residents Bill and Betty Rich and Carol Jacobs were also present.

2. After discussion, Anita Korndoerfer moved, John Frame seconded, the minutes of the July 21, 2008 meeting be approved as presented. The motion passed unanimously. **MOTION # 1**
3. Old Business

Mr. Pelikan changed the order of business to address the concerns of the Grove residents present regarding the flooding of the street in front of the golf cart path to Harbor Hills golf course and some resident's driveways. Discussion ensued on the history of the flooding, previous temporary solutions and the current status of the problem. Mr. Pelikan appointed Bill Rich chairman of an ad hoc committee to look into possible solutions for the problem. He also appointed Roger Bonyng and Dennis Jacobs to serve on the committee and requested the committee report their findings to the Board at its September meeting.

A. Harbor Hills Agreements

1- Water retention license

Mr. Pelikan will get the revised documents from the attorney and remit them to Michael Rich, including a deadline for a response.

B. Document Revisions-Status

Mr. Frame noted the documents are on the County's website. Mrs. Korndoerfer will include that website in the updates to the Grove website.

C. Dedication of Use and Easements

After discussion, Mr. Frame moved, Mr. Anglis seconded, that Mr. Pelikan send a letter to Michael Rich, Developer, and to Harbor Hills requesting that no changes be made to the West Gate until the legal issues have been settled by our attorneys. The motion passed unanimously.

MOTION # 2

D. Financial Statement Corrections

Mr. Pelikan noted the accountants have done some work on the corrections. They will be paid \$200.00 for the work already completed and will receive an additional \$350.00 at the end of the year to make the additional corrections.

E. Curb Repairs

Mr. Robertson will be here this week to complete the work and will be paid on a time and materials basis.

F. Website

Mrs. Korndoerfer will include the following items in updating the website:

- a- Changing the Sentry Management representative from Debra Davis to Jerry Thompson
- b- Review the Ads on the website
- c- Update the approved Rules and Regulations, deleting the information on how they are approved
- d- Delete the information on the vote to approve the changes to the CC&R's and the By-laws

4. New Business

A. Sentry Management Report

Mr. Thompson reviewed his information that included a violations report. Discussion followed. Mr. Frame moved, Mrs. Korndoerfer seconded, that as of August 20, 2008, any past due account that is under \$10.00 and is over three months old be written off. Yes: Mr. Pelikan, Mr. Frame, Mrs. Korndoerfer, Mr. Anglis, Mr. Bowers, Mrs. Grillo. No: Mr. Bonyng. The motion passed. **MOTION # 3**

B. One Source Performance

Mr. Pelikan has spoken to a One Source representative to make sure they take care of the weeds and other areas of concern. He will follow up with One Source.

C. Appointment of Secretary

Mr. Pelikan noted that the newly approved documents allow for the separation of the position of Secretary-Treasurer into two different offices. Mrs. Korndoerfer moved, Mr. Frame seconded, Mrs. Grillo be appointed Secretary. The motion passed unanimously. **MOTION # 4**
Mrs. Korndoerfer will retain the office of Treasurer.

D. Actions to Take With the Termination of Agreement With HHD and HHHOA

This was discussed previously under agenda item 3 A.

E. Syntex System Deletions

Mr. Pelikan sent the list to Michael Rich of the outdated information that is still on the Syntex box at the West Gate. Discussion was held. He will follow up to see if and when anything is going to be done to correct the problem.

F. Other

a- Mr. Frame noted that there are no lightning arrestors on the incoming gate, but the exit gate has them. Discussion followed. It will be reviewed with Adam Rich when Mr. Pelikan goes over the questions we have regarding the proposal from Michael Rich to replace the entry mechanisms on all of the gates.

b- Discussion was held on trimming the orange trees . It was done in November 2007, and should be done annually at the same time of year.

c- Discussion was held regarding contingency plans for dealing with street flooding, should any occur, before the committee can report to the Board at their September meeting. Mrs. Grillo moved, Mr. Bowers seconded, the Board be authorized to spend up to, but not to exceed, \$500.00 to rent a pump to deal with the situation, should it arise. The motion passed unanimously. **MOTION # 5**

d- The next meeting will be September 22, 2008 at Margra Grillo's home 5239 Grove Manor at 7:00 PM.

5- Adjourn

The meeting adjourned at 9:03 PM.

Margra Grillo, Secretary

Approved: