

November 24, 2008 Grove Board Minutes

- 1- President Ernie Pelikan called the November 24, 2008 meeting of the Grove Board to order at 7:02 PM in the home of Margra Grillo at 5239 Grove Manor.

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

Sentry Management representative Jerry Thompson was present.

Jim Brandt was present.

- 2- Minutes

A/B- Allan Anglis moved, Bill Bowers seconded, the minutes of the October 27, 2008 and the November 4, 2008 meetings be approved, with the spelling of Allan Anglis' name being corrected in each. The motion passed unanimously. **MOTION #1**

- 3- Old Business

A-Review and Approval of Latest Versions of:

- 1- Dedication Document

Discussion was held regarding the document.

- a- The following changes were agreed to:

- 1-Page 2-Item3 ( c ) line 2 add BE between to and developed and should read to be developed.

- 2-Page 3-Item 4 ( c ) line 7 add AS DOCUMENTED and should read: \$1000.00, as documented, per annum.

- 3-Page 4- Item 6 the third paragraph from the top, 748 should be 743

- 4-Page 4- Item 7 line 5 add the following sentence between the second and third sentences of that paragraph. **THE GROVE SHALL HAVE THE FINAL AUTHORITY TO DETERMINE THIS.**

Bill Bowers moved, Allan Anglis seconded, the document be approved as with the changes agreed to at this meeting included. The motion passed unanimously. **MOTION # 2**

- 2- Water Retention Area License Agreement

Discussion was held regarding the document. Mr. Bowers moved, Mr. Anglis seconded, the agreement be approved as presented. The motion passed unanimously. **MOTION #3**

B- Website Update

- 1- Discussion was held regarding items for updating the website. The following were suggested:

- a- New Sentry Management address

- b- Block party date

- c- Businesses information

- d- Board member candidates information to include rotating meetings at Member's homes

C- Search for new directors

Discussion was held regarding possible candidates.

D- Block Party

Mrs. Grillo reviewed the committee meeting turning the responsibility for the party over to Eddie Olin and her committee.

E- Jim Ryan is working on the lights at the entry gate. Discussion followed.

F- The curb repairs have been completed. Bill Robertson's bill for the work was \$431.00. Mr. Thompson noted the payment has been expedited

4- New Business

A-Sentry Management Report

- 1- Mr. Thompson reviewed the financial reports. Sentry Management will be using RBC Bank to replace Colonial Bank for their banking needs.
- 2- Grove delinquent accounts were reviewed and discussed.
- 3- The 12 monthly payment coupons sent out in error by Sentry will be replaced by quarterly ones, as had been previously requested, at no cost to The Grove.
- 4- The President's newsletter will be included in the December mailing with the annual meeting announcement. After discussion, 6:30 PM on January 27, 2009 was set for the annual meeting. Mr. Pelikan will check with Harbor Hills to see if a room will be available for that date.
- 5- Delmar Brooks will have the citrus and palm tree trimming finished by November 25.
- 6- Discussion of the CD that comes due December 31, 2008 was held. Because interest rates at that time are not available, no decision was reached on the reinvestment time or bank to be used.
- 7- Sentry Management has requested an increase in their fee from \$500.00 to \$525.00 per month starting January 1, 2009. After discussion, Mr. Frame moved, Mr. Bowers seconded, the increase be approved. The motion passed unanimously.  
**MOTION # 4.**

B- Sentry's Mailing of All 4 Quarter Dues

- 1- Sentry will send the dues notices quarterly, as we had requested, not all at once as done this month. Mr. Pelikan's newsletter will be sent with the annual meeting notice.

C-Schedule 2009 Homeowners Meeting for January

- 1-After discussion, it was decided January 27, 2009 will be the date for the meeting. with registration at 5:45 PM and the meeting at 6:30 PM. Mr. Pelikan will check with Steve Henne to see if we can meet at the club house.

D- Work on Palm and Citrus Trees

- 1-The work to trim the trees is scheduled to be done by November 25, 2008.

E- Renewal of CD Maturing 12/30/08

- 1-Mr. Pelikan distributed the interest rates at this time. Discussion followed. The decision on which bank to renew the CD in was deferred until the CD matures when the exact interest rates are available.

F- Sentry's Proposed Increase for 2009

- 1- This was taken care of under 4-A-7 above.

G- Request for Lease Copies

- 1- Our documents require a copy of rental leases be sent to us. Sentry Management will include that in their mailings. It will also go on our website. Mr. Frame had drafted sample language to cover this. Mr. Pelikan moved, Mrs. Grillo seconded, Mr. Thompson send a letter with the information to the 8 people that we know have renters in their home. The motion passed unanimously. **MOTION # 5**

H- Other

- 1- Discussion was held regarding a letter sent to all Grove homeowners by Phil Olson and Nick Culbreth stating the Grove Board is suing Michael Rich contrary to CCE&R requirements. By consensus, it was decided a letter will be sent to Messrs. Olson and Culbreth, with copies going to all Grove property owners, giving them the fact of the situation.
- 2- Mr. Pelikan noted he was contacted by Luann Miller about no payment for payroll for the Guard house. Mr. Pelikan informed her the agreement ended in August 2008 and no payments will be forthcoming until a new agreement is reached. Discussion followed.
- 3- The Frazee request to the ARC has been taken care of.
- 4- Mr. Frame moved, Mr. Bowers seconded, that in lieu of a special meeting in December, the Finance Committee be given the authority to decide on the reinvestment particulars of the CD that matures December 31, 2008. The motion was approved unanimously. **MOTION #6**

5-Adjourn

There being no further business to come before the Board, the meeting was adjourned at 9:23 PM.