

September 22, 2008 Grove Board of Directors Minutes

1- Call to Order/Quorum

The September 22, 2009 meeting of the Grove Board of Directors was called to order at 7:05 PM by the President Ernie Pelikan at the home of Margra Grillo, 5239 Grove Manor.

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

Jerry Thompson, Sentry Management representative was also present.

2- Minutes from the August 22, 2008 Meeting

Bill Bowers moved, Ernie Pelikan seconded, the minutes of the August 25, 2008 meeting be approved with the correction of the spelling of Bill Bowers name on the last page. The motion passed unanimously. **MOTION # 1**

3- Old Business

A- Lawyer Status on Issues

1-Dedication Document

Discussion was held on the status of the termination letter sent to Harbor Hills. By consensus, it was decided that: we will request a letter from our attorney, Richard Coln, spelling out what our options are and requesting a clarification of whether the filing of the papers to void the previous agreement (that was written without an ending date thus violating Florida law) regarding the Grove's property is, by definition, a lawsuit.

2-Water Retention License Agreement

Discussion was held regarding the status of this agreement

3-Response on Security Issues

The names of people who no longer live in The Grove have been deleted from the Syntex system at the entry to the West Gate. Discussion followed. By consensus, it was decided to have our attorney send a letter to Harbor Hills attorney reminding them the agreement was voided and that no attempt should be made to make any changes to the Grove's Gate.

B- Curb Repairs

Bill Robertson is not finished yet, but is working on the various areas in the Grove.

C- Website update

Anita Korndoerfer noted several changes to the website. Margra Grillo will be listed as Secretary and new pictures of the repairs to the hardscape will be taken.

- D- Committee Report on the 9th hole Water Retention Problems
Bill Rich informed Ernie Pelikan that the committee is still gathering information on alternate solutions to the flooding problem. Discussion followed.
- E- Syntex System Deletions
John Frame has access to the box. Item 3 A 3 above addressed this.

4- New Business

- A- Sentry Management Report
Jerry Thompson distributed the financial report to the Board. Discussion followed. The Board requested Sentry to forward any bills from Harbor Hills, except for the usual monthly bills, to Ernie Pelikan for review and approval prior to their being paid. Discussion of One Source bills and their quality of work was held.
- B- ARC Needs to Meet
 - 1- Review of Current Violations
Discussion was held regarding these properties. Bill Bowers and Ernie Pelikan will check on prices to have the delinquent properties that are in violation taken care of.
 - 2- The committee will meet to update the ARC specifications.
- C- Properties for Sale
Ernie Pelikan distributed the list of properties in the Grove that are for sale. Discussion followed.
- D- Trimming of Orange Trees and Palms
After discussion, Bill Bowers moved, John Frame seconded, Roger Bonyne be authorized to arrange for the trees on the Grove common areas to be trimmed at an amount not to exceed \$1500.00. The motion passed unanimously. **MOTION # 2**
- E- Sentry Role Managing Vendors
Discussion was held on Sentry's role vs what the Board members have been doing. By consensus, the Board decided to refer as many of the areas dealing with the various vendors as possible to Sentry for follow up and solutions to the problems/situations.
- F- Work in Bella Vista on Non Work Times
Discussion was held regarding the construction vehicles having access through the West Gate to do work in Bella Vista on Sundays and before 7:00 AM and after 7:00PM on weekdays and Saturdays.

G- Search for New Directors

By consensus, it was decided each Board member would contact other Grove residents to see who would be interested in running for the Board in January 2009.

H- Other

- 1- Jack DiSavino took down a political sign. He requested Mr. Pelikan follow up with what the rules are in the Grove documents. Discussion followed.
- 2- Discussion of the proposal from Arrington to review our 2008 financial documents and prepare the necessary tax returns for an amount not to exceed \$900.00 and for \$300.00 to redo the 2007 books to comply with our requests. Discussion followed. Ernie Pelikan moved, Bill Bowers seconded, the Board approve the proposal. The motion passed unanimously. **MOTION # 3** Arrington also agreed not to close the books at the end of the year until all 2007 bills have been received and paid.
- 3- Margra Grillo asked about having the Grove Block Party. Discussion followed. It was suggested the committee consider November 15, 2008 as a possible date. The Social Committee will set a meeting to plan the party.
- 4- Jerry Thompson distributed a work sheet for preliminary budget preparation. Sentry needs it by November 24, 2008 to get the final figures out to the residents. The finance committee will meet October 8, 2008 at 9:30 AM at Margra Grillo's home at 5239 Grove Manor.
- 5- The next Board meeting will be Monday October 27, 2008 at 7:00PM in Bill Bowers' home at 5416 Grove Manor.

5- Adjourn

The meeting was adjourned at 8:45 PM.

Margra Grillo, Secretary

Approved: 10-27-2008