

October 27, 2010 Grove Board Meeting Minutes

### 1-CALL TO ORDER/QUORUM

The October 27, 2010 meeting of the Grove Board was called to order by the President, Ernie Pelikan at 7:01 PM in Allan Anglis' home.

Members present were Ernie Pelikan, Margra Grillo, Arlene Strack, Allan Anglis, Anita Korndoerfer. Members absent were John Frame, who was out of state, and Charlene Walker who had a meeting conflict.

Sentry Management representative Deborah Christopher was present.

Grove resident Ron Crima was a guest.

### 2-REVIEW AND APPROVAL OF SEPTEMBER 22, 2010 MINUTES

After review of the minutes, Mr. Pelikan moved, Ms. Strack seconded, the minutes be approved with the 4 capital letters being inserted as discussed. The motion passed unanimously.

#### **MOTION # 1**

### 3-OLD BUSINESS

#### A- Lawsuit/Counterclaim/Motion to Dismiss

Discussion was held regarding our attorney's information to the Board that charging rent for the guardhouse could be done as Harbor Hills notified us that the services of the guards for Grove residents and their visitors was terminated on May 19, 2010. Ms. Korndoerfer moved, Mr. Anglis seconded, that we notify Harbor Hills that they will be charged a rental fee of \$500.00 per month for the use of The Grove's guardhouse, retroactive to May 19, 2010. The motion passed unanimously. **MOTION # 2**

By consensus, it was agreed that the locks on the guardhouse will be changed and a key to the new locks will be given to Harbor Hills with the notice that rent will be charged for their use of the guardhouse as the guards are only servicing HHHOA members including Pine Village and Bella Vista.

#### B- Shepherd's

##### 1- Weed pulling

Mr. Pelikan received an estimate of \$6,950.00 for pulling the vines in the berm, the area along Grove Heights Road and the trimming of the citrus trees. After discussion, it was decided that Mr. Anglis will solicit other bids. It was noted that some trees on the Harbor Hills side of the West Gate's entry were removed. They were not on Grove property.

##### 2- Plantings at the gate

Mr. Pelikan noted that Shepherd's would charge \$220.00 for planting flowers in front of the gatehouse. Those that they have already planted are complimentary as they were left over from another job.

##### 3- Mulch for cart path

Mr. Pelikan reported the estimate for mulching and weeding both sides of the cart path was \$670.00. Mr. Anglis will get another bid for this work. Discussion was held regarding Harbor Hills CC refusing to comply with the 2002 agreement with The Grove regarding the retention ponds maintenance and use of Grove property for HHCC's 2<sup>nd</sup> and 9<sup>th</sup> holes on the golf course. Mr. Pelikan and Mr. Frame will try to locate the marker stakes that were put in when we had our property surveyed in 2008. If necessary, the stakes will be marked and HHCC will be informed of the new out of bounds for those holes and the cart path.

- C- Temporary irrigation-Remove/Sell hoses and sprinklers  
Discussion was held regarding the loss of the sod and the poor condition of the trees and bushes in our common areas (in spite of our efforts to save them by watering with hoses and sprinklers) due to Harbor Hills terminating any water service to those areas. Our attorney has been notified of the situation. Residents have been watering the new Hardscape plants. Ms. Strack moved, Mr. Anglis seconded, the hoses and sprinklers we bought be advertised and sold for \$15.00 per 25 foot hose and a sprinkler and \$20.00 for a 50 foot hose and a sprinkler. A 50 foot hose will be donated to the resident that has been watering the hardscapes inside the common area. The motion passed unanimously. **MOTION #3**
- D- Letter sent to M. Rich-no response  
Discussion was held regarding the two letters (one in April and one in September) sent to Michael Rich requesting water bills for the water at the gatehouse be sent to Sentry Management. No bill has been received for several months. The last letter was sent both by regular mail and by certified mail, return receipt requested and we received the signed receipt. That information was sent to our attorney.
- E- Steering Committee  
Ms. Strack read a letter that was being presented at the Unity meeting being held at the same time as this meeting, noting that the Steering Committee is not recommending any mandatory membership for the HHCC and that the committee is disbanding permanently.
- F- Lighting at the guardhouse-Allan  
Mr. Anglis was unable to get any bids for the work. After discussion, Ms. Korndoerfer said she will contact some electricians she knows for estimates. Ms. Christopher also will provide us with some names.
- G- Water retention areas  
1-HHCC no longer mowing  
2-Told Henne to remove out of bounds stakes  
Items 1 and 2 were discussed in agenda item 3 C 3 above.  
3-Sales  
Discussion of the number homes for sale and in foreclosure in The Grove and Harbor Hills HOA was held.
- H- Unity meeting (one tonight-next one is Dec. 15)  
After discussion, by consensus, it was decided that members of The Grove Board may attend any Unity meeting, if they choose to as residents of The Grove at Harbor Hills.

#### 4- NEW BUSINESS

- A-Sentry Report  
1- Financial (problems with Security #s)  
2- Violations  
3- Sales  
Discussion of the above items was held.
- B- The preliminary budget was noted and referred to the finance committee. It will be presented to the Board at the next meeting. It was agreed, by consensus, that the ARC items approved by them will be given to the Board to be attached to the minutes as a permanent record.
- C- New HHHOA gate transponders  
Many of the Harbor Hills original transponders are inoperative. The system is being replaced and new openers will be needed to be purchased by the residents. Discussion followed.
- D- Mr. Pelikan noted long time Grove resident Bill Rich passed away September 30, 2010. He was a great neighbor and will be sorely missed by all who knew him.

E- Ed Frayer attempt to intervene in litigation

Mr. Pelikan talked with Mr. Frayer regarding items needed to reach an agreement with Harbor Hills. Mr. Frayer communicated with Michael Rich who was not receptive to Mr. Frayer's attempt. There will be no further efforts by Mr. Frayer to assist in the process.

F- Next meeting and location

The next meeting will be Monday November 29, 2010 at Mr. Pelikan's home at 7:00 PM

G- Other

It was noted that Grove resident Mary Frances Kump is receiving treatment at Freedom Pointe Rehabilitation Center.

4-ADJOURN

The meeting was adjourned at 8:38 PM.

Margra Grillo, Secretary

Approved: