

## November 29, 2010 Grove Board Meeting Minutes

### 1- CALL TO ORDER/QUORUM

President Ernie Pelikan called the meeting to order at 7:00 PM in his home at 39908 Sunbeam Way. Members present were Ernie Pelikan, John Frame, Margra Grillo, Arlene Strack, Allan Anglis and Charlene Walker. Anita Korndoerfer was absent. Sentry representative Deborah Christopher was also present.

### 2- REVIEW AND APPROVAL OF OCT. 27 MINUTES

After noting the date of the last meeting was October 27 not 26, Margra Grillo moved, Allan Anglis seconded, the minutes be approved as corrected. The motion passed unanimously. **MOTION # 1**

### 3- OLD BUSINESS

#### A- Lawsuit

- 1- Mr. Pelikan noted that our attorney, Christopher Eri has reviewed the documents that we had requested from Michael Rich's attorney. Mr. Pelikan and any other board members that want to accompany him will be going to Mr. Eri's office to review those documents.
- 2- Mr. Eri noted he will be responding to Mr. Rich's attorney's motion to dismiss our counterclaim at the appropriate time.

#### B- Shepherd's

- 1- Mr. Pelikan noted that the company has not been performing the landscaping work that we contracted for. Discussion followed.
- 2- No bids regarding the retention ponds have been received from Shepherds as yet.
- 3- Mr. Anglis spoke with Frank Quarles regarding his submitting a bid to do the upkeep for the landscaping. Discussion followed. Mr. Anglis will contact him regarding workman's comp coverage.

#### C- Temporary irrigation

- 1- Equipment removed  
Mr. Anglis and Mr. Parana picked up the hoses and sprinklers from the common areas.
- 2- Mr. Frame will get the particulars from Mr. Anglis and send out an email to Grove residents regarding the availability of this equipment that will be for sale.

#### D- Lighting at the guardhouse

Mr. Anglis distributed a bid of \$1,207.00 that includes converting it to 120 volt service. Mr. Frame submitted a bid for \$464.68 that keeps the service at the low voltage service that is there now. Ms. Strack will check another electrician to ascertain which voltage would be the most practical for our needs.

**Agenda item 4- B - Budget.** The finance committee presented the proposed 2011 budget at this time. After the discussion, Mr. Frame moved, Ms. Strack seconded, the proposed budget for 2011 be approved. The motion passed unanimously. **MOTION # 3**

Mr. Anglis left the meeting at 8:30PM.

#### E- Water Retention Areas-resolved

Mr. Pelikan noted Harbor Hills resumed having the retention ponds mowed. The mowing resumed after it was pointed out to them that if it were not done, they would have to move the out of bounds stakes and their irrigation sprinklers from the Grove's property that includes those ponds. Discussion followed.

#### F- Locking and rental of the guardhouse

Ms. Christopher noted that Mr. Rich returned his West Gate entry device stating the Touch Key he had did not work and requested a new one. She tested the Touch Key and had no problem with it opening the gate. She will return the Touch Key to Mr. Rich and inform him that the Touch Key does work and his Klik Card will work once he provides Sentry with the serial number.

Because our key to the guardhouse works, by consensus, it was decided not to change the locks at this time. Ms. Christopher will send a bill to Harbor Hills for the rental of the

guardhouse from May 20, 2010 when they instructed the guards not to provide service to Grove residents and their guests. If and when that service is started again, the rental charge will not be necessary and will be cancelled. The amount is \$500.00 per month. This was approved at the October 27, 2010 meeting.

Discussion was held regarding notification of all Harbor Hills and Grove residents on how to remind them that access through the West Gate is and always has been possible, if they use the correct access code.

Discussion was held regarding costs for purchasing Clik Cards and Touch Keys. Mr. Frame moved, Ms. Strack seconded, the Touch keys be sold at \$8.00 each and the Clik Cards be sold at \$30.00 each. These prices cover the cost and a small administrative fee. The motion passed unanimously. **MOTION # 2** This information will be included in the POHH newsletter that is sent to all Grove and Harbor Hills property owners.

#### 4- NEW BUSINESS

##### A- Sentry Report

Items 1-5 were reviewed and discussed. ARC chairman Bill Bowers had submitted a summary of requests that were acted upon from June 3, 2010 until October 25, 2010. The list is attached to and is a part of the minutes.

##### B- Budget

This was addressed above.

##### C- Nominating Committee-expiring terms

Nominating chair, Anita Korndorfer, will be informed that the terms of Allan Anglis and Ernie Pelikan are expiring in January 2011. Mr. Anglis will be seeking reelection.

Ms. Christopher noted that the information about that election and the annual meeting can be included in the bills sent out by Sentry Management, if they are received in their office in a timely manner.

##### D- Annual meeting-date and location

After discussion, it was decided to have the annual meeting at the Lady Lake Community Building during the week of January 21, 2011. The exact date will be determined by the availability of the building. Ms. Grillo will check and report that information to Mr. Pelikan.

##### E- Next meeting-date and location

The next meeting will be Wednesday January 19, 2011 at 7:00PM in Ms. Walker's home.

##### F- Access control

Items 1-3 were discussed in agenda item 3-F above.

Mr. Frame distributed 2 bids for replacing the West Gate controls that are outdated. It is no longer possible to obtain replacement parts for the mechanisms. MGD bid was \$9,471.10.

Double R bid \$9,566.50. Both firms are located in Ocala. The bid from ACT had not come in yet, but Mr. Frame will send it to the board members when it is received. Discussion followed. A decision will be made after the ACT bid is received.

##### G- Other

Nothing was presented.

#### 5- ADJOURN

The meeting was adjourned at 9:15 PM.

NOTE: The annual meeting will be Friday January 28, 2011. We have reserved the Lady Lake Community Building from 6:00PM to 9:00PM. Registration is from 6:30 to 7:00 and the meeting will start at 7:00PM.

Margra Grillo, Secretary

Approved : January 19, 2011