

May 26, 2010 Grove Board Minutes

1- CALL TO ORDER

The meeting was called to order by the President, Ernie Pelikan at 7:05 PM in Anita Korndoerfer's home at 5209 Grove Manor.

Members present were Ernie Pelikan, John Frame, Margra Grillo, Arlene Strack, Allan Anglis, Anita Korndoerfer and Charlene Walker.

Sentry Management representative Deborah Christopher was present.

Grove residents Bill and Carol Bowers and Larry and Florence DiCaro were present.

The agenda was changed to move item 4-NEW BUSINESS A- Open discussion for homeowners to the start of the meeting. Discussion was held with questions and answers from the homeowners present.

2- MINUTES FROM April 21 and May 13 SPECIAL MEETING

The minutes of the April 21 meeting were corrected to reflect Allan Anglis' absence. Arlene Strack moved, John Frame seconded, the minutes be approved as corrected. The motion passed unanimously. **MOTION # 1** Charlene Walker moved, Margra Grillo seconded, the minutes of the May 13, 2010 meeting be approved as presented. The motion passed unanimously. **MOTION # 2**

3- OLD BUSINESS

A- Lawsuit

- 1- Mr. Pelikan reported on the depositions of Michael Rich, LuAnn Miller and Ed Frayer. Discussion followed.
- 2- Discussion of the counterclaim was held.
- 3- Discussion of the discovery phase was held.
- 4- Discussion of the interrogatories was held.

B- Change of address for HH utilities billing-no response

Discussion was held regarding the request we made to LuAnn Miller to have Harbor Hills stop opening the Grove's utility bills and sending a Harbor Hills invoice for the amount due. We asked them to give the original unopened bill to Sentry Management for the Grove to pay directly to the utility. We have not heard back from HH.

C- One Source not needed for seeds and pollen removal

Mr. Frame noted that the pollen and seeds went down the storm drains after the rain. Discussion followed.

D- One Source completed annual planting

Mr. Pelikan noted One Source planted annual flowers at the gate areas. They look very nice.

4- NEW BUSINESS

A- Open discussion for homeowners

This was addressed at the beginning of the meeting.

B- Sentry report

- 1- Deborah Christopher reviewed the financials. Discussion followed.
- 2- Violations were discussed.
- 3- Property transfers were distributed.
- 4- The Kladivko property was discussed.

C- Action of Harbor Hills re guards not serving The Grove.

- 1- The access mechanism that was installed at the West Gate last summer was activated to allow access through the gate during the time the guards are in the gatehouse. This was done after Harbor Hills instructed the guards not to open the gate for visitors to The Grove. After the guards leave, access is only achieved by using the touch card or Clik Card. Discussion followed.
- 2- Our attorney was contacted, but we have not received a reply as yet.
- 3- Discussion of any further action by The Grove was held.
- 4- Discussion included the homeowners comments presented at the beginning of this meeting.
- 5- Mr. Pelikan presented the suggestions from Grove residents Olson and DiBenedetto. Discussion followed.

D- Harbor Hills CC re irrigation-check Korndoerfer property

Discussion was held regarding the removal of our irrigation pipes controls on the grassy area of the Berm. The sheriff was called by Mr. Pelikan and they got the controls back from Harbor Hills Country Club. It was noted that both HH golf club and the HH golf course have 3 year permits from St. John's to draw irrigation water from Lake Griffin. Each permit cost \$1,000.00.

E- Access device policy-John Frame

Mr. Frame reviewed our policy regarding the distribution of the free gate openers to property owners/renters of The Grove, Pine Village and Bella Vista and the ones that can be purchased for \$35.00. Discussion was held regarding additional distribution of cards. A decision was deferred to a later meeting.

F- Berm shrub proposal from One Source

Discussion was held regarding the prior removal of the Berm shrubs in an area behind the Grillo home. The Grove had not approved the removal of any shrubs. One Source could put replacement bushes in for \$420.00. Discussion followed. Mr. Frame will check into alternate bids.

G- Other

- 1-Mr. Frame noted work is being done to replace the conduit that holds the electrical wires that activate the gate. The conduit that the wires run through has been crushed and is being replaced on May 27, 2010. Discussion followed.
- 2-The next meeting will be June 23, 2010 at 7:00PM at Charlene Walkers home.

5- ADJOURN

The meeting was adjourned at 9:35 PM.

Margra Grillo, Secretary

Approved: June 23, 2010