

July 28, 2010 Grove Board Minutes

1-CALL TO ORDER/QUORUM

The July 28, 2010 Grove Board meeting was called to order at 7:03 PM by the President Ernie Pelikan at Arlene Strack's home. Members present were: Ernie Pelikan, John Frame, Margra Grillo (by telephone), Arlene Strack, Allan Anglis, and Charlene Walker. Anita Korndorfer arrived at 7:06 PM. Sentry Management representative Deborah Christopher was present. Grove resident Larry DiCaro was present.

2-MINUTES OF THE JUNE 23, 2010 MEETING

The suggestion to have the term Ms used in the minutes for the appropriate Board members was made and approved. Ms. Korndorfer arrived at 7:06 PM. Mr. Frame moved, Ms. Strack seconded, the minutes be approved. Motion passed unanimously. **MOTION # 1**

3-OLD BUSINESS

A-Lawsuit

1- Hearing set for August 11, 2010

The hearing on the Grove's countersuit is scheduled in Judge Hill's court. Mr. Pelikan will find out what the time is for it. Discussion followed.

B-HHCC irrigation issue

1-Report from water committee

2-Alternative watering

3-Well option

4-No bills submitted for hoses and sprinklers

Discussion was held on the items listed above. Ms. Korndorfer submitted the bills and receipts for the equipment purchased by the committee. Review of the requirements for a well was discussed. Mr. Fagan has given the committee information on what it may require. Another company will also be contacted for a bid. The committee will report back to the Board.

C-Electrical wires for irrigation

Mr. Frame noted it took 2 people working 7 hours to complete the job and noted they were working the entire time.

D-Removal of Dead Palms

Mr. Frame noted the 2 dead palms on the common area were removed at a cost of \$280.00. Discussion followed. By consensus, it was agreed the other 2 dead trees in the common area will be removed by the same company at a similar price.

4-NEW BUSINESS.

A-Sentry Report

1-Financial

Ms. Christopher reviewed the financial statement. Discussion followed. Mr. Pelikan and Ms. Strack will see to the renewal of maturing investments.

2-Violations

The list of violations at various residents' yards and homes was discussed.

3-Property transfers

The list of property transfers was discussed. The discussion also was held on pending sales, properties for sale and those in the foreclosure process.

B-Sad Properties

1-Yim \$300.

2-Gangemi \$200.

The above properties were discussed. By consensus, Sentry Management can spend \$10.00 for a search of a current address for the Yim property and then have the attorney send a notice to the appropriate property owner regarding non-compliance of Grove lawn regulations. Our lawn service will do the maintenance on these and the owners will be billed.

C-Compromise settlement

Mr. Pelikan reviewed the memorandum of understanding that Michael Rich compiled from the discussions that were held between Mr. Pelikan and Mr. Rich. Lengthy discussion followed. Ms. Strack moved, Mr. Anglis seconded, the following:

1-Mr. Pelikan will contact the Grove's attorney, Christopher Eri, to see if the August 11, 2010 hearing can be postponed to a time no later than September 25, 2010 with no adverse effect on our counterclaim.

2-If that time frame is possible; Mr Pelikan will contact Michael Rich to inform him that the Grove Board is apprehensive in making any agreement with him as Harbor Hills' representative. The Grove Board expects Mr. Rich to show he is willing to meet and to demonstrate his good faith by agreeing to the following:

a-to allow the guards at the West Gate to admit to The Grove any legitimate visitors and guests of Grove residents;

b-to turn on the water to the Grove common areas inside of the West Gate and to repair the damage to the lines and equipment of the irrigation system. The Grove will pay a reasonable meter and connection charge. Details for paying for the water will be worked out in the new agreement that is to be negotiated between The Grove and Harbor Hills.

3- The Grove Board will draft a memorandum of understanding to be given to Harbor Hills

Approval of this motion is contingent on the rescheduled date for the hearing of the counterclaim filed by The Grove being scheduled by September 25, 2010.

Yes- Mr. Pelikan, Ms. Strack, Mr. Anglis, Ms. Korndoerfer, Ms. Walker

No-Mr. Frame, Ms. Grillo The motion passed, 5 to 2 **MOTION # 2**

D- Community meeting

After discussion, it was decided that Mr. Pelikan will communicate to our residents the decision of the Board regarding the memorandum of understanding by email. A community meeting in the summer would have excluded the portion of the residents who are out of town.

E-One Source-uncertain

Harbor Hills has a new company to do the up keep of the grounds. One Source is done working for them as of August 8, 2010. Although our contract with One Source continues into 2011, Sentry Management will contact alternate companies for bids to do the grounds for The Grove. Ms. Korndoerfer and Mr. Anglis will assist.

F-Other

1-Mr. Pelikan noted that Pine Village has had sprinkler heads stolen from several residents' yards. Discussion followed.

2-The next meeting will be September 1, 2010 at 7:00 PM in Ms. Korndoerfer's home.

5-ADJOURN

The meeting was adjourned at 9:17 PM.