

1- CALL TO ORDER/QUORUM

The September 1, 2010 meeting of the Grove Board was called to order by the President, Ernie Pelikan at 7:06 PM in Anita Korndoerfer's home.

Members present were: Ernie Pelikan, Margra Grillo (by phone), Allan Anglis, Anita Korndoerfer and Charlene Walker. Arlene Strack not present as she was out of town.

Deborah Christopher, Sentry Management representative, was present.
John Frame was present as a guest.

2- REVIEW AND APPROVAL OF MINUTES

A- July 28, 2010

Ms. Walker moved, Ms. Korndoerfer seconded, the minutes be approved as presented. The motion passed unanimously. **MOTION # 1**

B- August 3, 2010

Mr. Anglis moved, Ms. Walker seconded, the minutes be approved as presented. The motion passed unanimously. **MOTION # 2**

3- OLD BUSINESS

A- August 11, 2010 hearing

The hearing was attended by Grove attorney Christopher Eri, Ernie Pelikan and Anita Korndoerfer. During the hearing, the judge approved the motion for leave to file the counterclaim and third party complaint and requested some additional information from Mr. Eri. It will be forwarded to him. Mr. Eri stated he will send a copy of his reply to Mr. Pelikan. Following the hearing, Harbor Hills' attorney, Matthew Black asked Mr. Eri to have the Grove prepare their list of requirements to be included into a new agreement. This will be addressed later in this meeting under agenda item 4 B.

B- Withdrawal of Proposal

Mr. Pelikan noted the following:

The memorandum of understanding given to the Grove Board by Michael Rich and the Grove's reply are no longer on the table for discussion. This follows Mr. Rich's withdrawing his agreement, on July 29, 2010, to comply with the 2 stipulations (allowing the West Gate guards to provide service to Grove residents and to turn on the water to irrigate the Grove's common areas) that the Grove Board stated Harbor Hills must comply with prior to their agreeing to ask for a postponement of the August 11 hearing. Mr. Rich agreed to the 2 stipulations. On July 30, 2010 Mr. Rich informed Mr. Pelikan that the water would not be turned on until the Grove's Counterclaim was dropped. Because the compliance was withdrawn, the hearing proceeded as scheduled.

C- Irrigation

1- Repair of lines for Grove Heights Road

Mr. Pelikan stated that Harbor Hills had repaired the leak in our irrigation lines and they submitted to us a bill for \$315.00. After discussion, it was agreed that the bill will be paid.

2- Well investigation

Mr. Frame updated the Board on his findings regarding digging a well in the common area of the Grove. This included the information on regulations regarding the guard house septic and cost estimates to have the work done. No information was obtained regarding a survey. At this time, space restrictions do not allow one to be dug. After discussion, it was decided to send HH Utilities a certified letter reminding them of our request to change the billing address from Harbor Hills and to have them immediately send the guard house water bill (that is in the Grove's name) to the Grove at Sentry management's address.

D- Renewal of CD

Ms. Christopher stated Ms. Strack has forwarded to Sentry the paperwork regarding the CD renewal at RBC bank. Discussion followed.

E- Community communication refuted by M. Rich

Discussion was held about Mr. Pelikan's informational email that was sent to all Grove, Pine Village and Bella Vista residents following the discussion between Mr. Pelikan and Mr. Rich that was held on July 29, 2010. At that meeting, Mr. Rich agreed to restore West Gate guard service to Grove residents and to resume providing the water for irrigating the Grove's common areas. Mr. Rich was informed that following completion of those 2 items, the Grove would ask their attorney to request the court for a postponement of the August 11, 2010 hearing to a time not to exceed 45 days from August 11. During interim, the 2 parties would work on a memorandum of understanding. On July 30, 2010, Mr. Rich informed Mr. Pelikan that Harbor Hills would not restore the irrigating water to the Grove. Mr. Pelikan then notified Mr. Eri to proceed with the hearing as it was scheduled.

F- Berm maintenance-One Source gone

Mr. Pelikan stated that since Harbor Hills no longer is using One Source for landscaping, One Source cancelled the landscaping maintenance agreement they had with the Grove.

Mr. Pelikan presented bids from Valley Crest at \$1155.00 per month and from Shepherd's at \$880.00 per month. Review of the 2010 budget indicated that the new bid from Shepherd would be very close to the budgeted amount. Discussion followed. Mr. Pelikan moved, Mr. Anglis seconded, the proposal from Shephard's be accepted, subject to their getting a clean D& B report on the company. The motion passed unanimously **MOTION #3**

The last invoice from One Source will be held until all of the contracted services are completed.

G- Guard pricing-Allan

Mr. Anglis reviewed the approximate cost to hire a company to provide guards at the West Gate. Each company estimated the cost would be approximately \$30,000.00 per year.

Discussion followed. It was decided not to pursue this option at the present time.

4-NEW BUSINESS

A- Sentry report

Ms. Christopher reviewed the financial statement, accounts receivables, resident's violations and delinquent accounts. Discussion was held on each area.

B- Settlement offer

1-Each section of Mr. Frame's update of our previous last offer to Harbor Hills for a new agreement with them was reviewed, discussed (with some changes being made) and agreed on.

2-Discussion was held on each item in Ms. Grillo's draft list that is to be added as an addendum to the new agreement. Eight of the 11 items were agreed to, 1 deleted to be considered later, 1 needed additional information prior to being included and 1 was amended. Mr. Pelikan will give the proposals to Mr. Eri for him to deliver to Harbor Hills' attorney, Mr. Black, to be given to Mr. Rich.

Ms. Walker left the meeting at 9:55 PM.

C-2011 Budget

Mr. Pelikan noted the Board will soon have to start preliminary discussions of the 2011 budget.

D- Board Opening.

Discussion was held on the vacancy on the board caused by Mr. Frame's resignation. It was decided to address this at a later meeting.

E- The next meeting will be September 22, 2010 at 7:00 PM in Ms. Grillo's home

F- Other

Discussion of the proposal from Arrington & Company, P.A. to do our financial review and prepare any necessary tax forms. They have done this work for the Grove for the past few years. The cost will be \$1,100.00. This is an increase of \$100.00 over last year's agreement. Ms. Korndoerfer moved, Mr. Anglis seconded, the proposal be approved as presented. The motion passed unanimously.

MOTION # 4

5- ADJOURN

Ms. Grillo thanked Mr. Frame for his work on the new agreement and for his work on the list of credits to be used in the addendum.

The meeting was adjourned at 10:01 PM.

Margra Grillo, Secretary

Approved: September 22, 2010