

1- CALL TO ORDER/QUORUM

President Ernie Pelikan called the meeting to order at 7:02 PM at 5239 Grove Manor. Members present were: Ernie Pelikan, Margra Grillo, Arlene Strack, Allan Anglis, Anita Korndoerfer and Charlene Walker.

Sentry Management representative Deborah Christopher was present. Joe Taylor was a guest.

2- REVIEW AND APPROVAL OF SEPTEMBER 1, 2010 MINUTES.

Corrections to the September 1, 2010 minutes were as follows:

3-B line 1 agreement should be replaced with understanding

3-C should read Repair of lines for Grove Heights Road

Mr. Anglis moved, Ms. Walker seconded, the minutes be approved as corrected. The motion passed unanimously. **MOTION # 1**

3- OLD BUSINESS

A- Settlement offer

Discussion of the amended outline of the settlement terms document was held. Some changes were agreed upon and 2 new items were added to the list.

B- Board Opening

Discussion was held regarding the resignation submitted by John Frame. Ms. Walker moved, Ms. Grillo seconded, that John Frame be appointed to fill the vacancy left on the Board by his submitting his resignation. Discussion followed. Ms. Walker withdrew her motion, and Ms. Grillo withdrew her second of that motion. Ms. Walker moved, Ms. Grillo seconded, the Grove Board request that, due to his prior exemplary service to the Board, Mr. Frame rescind his resignation. The motion passed unanimously. **MOTION # 2** Ms. Grillo will send a letter to Mr. Frame stating the Board's request.

C- Contract with Shepherd's

1- After discussion, it was decided to withhold payment on the August bill from One Source due to the fact they did not complete the work that was contracted for.

2- The Board is waiting for quotes from Shepherd's for weed pulling, plantings at the West Gate, and mulch for the cart path. Discussion was held regarding these items.

D- Temporary irrigation

Mr. Anglis noted that despite the efforts of himself, Mr. Korndoerfer and several Grove residents to move the hoses and sprinklers to water the affected areas of the sod along Grove Heights, the grass has died. Discussion followed. Mr. Anglis will investigate alternate ways to get water to these areas. The Board directed Mr. Pelikan to send a certified letter to Michael Rich regarding the request that he sent to Mr. Rich in April 2010 requesting that the Grove Homeowners Association's water bill for domestic water consumption at the West Gate be sent directly to Sentry Management. We have not been billed since early this year and are requesting that copies of all bills for that service be sent to Sentry so we can make sure our account is current. The letter should also mention the very poor condition of the retention pond areas that are the responsibility of the Harbor Hills Country Club, asking him to see that they are taken care of.

4- NEW BUSINESS

A- Sentry Report

Ms. Christopher reviewed the financial reports and other areas of the financial documents. She noted the preliminary 2011 budget needs to be prepared before December 1, 2010. She will be submitting a draft budget to the finance committee. Discussion followed.

B- Mr. Frame had brought the poor condition of the Gate area lighting to the attention of the Board. Discussion followed. Mr. Anglis will contact local electricians to get bids to address the problem.

C- Lack of maintenance of water retention areas. This was discussed above.

D- Next meeting date/location

The next meeting will be held on October 27, 2010. It will be at 7:00 PM at Mr. Anglis' home.

E- Max Wood meeting

It was noted that the Unity meeting organized by Ms. Wood will be September 29, 2010 at the Harbor Hills Club House. Because of the ongoing litigation, it was decided that no Grove Board members would attend, but that other Grove residents should attend.

F- Other

1- Arlene Strack reviewed the latest meeting of the Steering Committee. Discussion followed.

2- The POHH meeting was held September 20, 2010. They discussed having a Crime Watch program at Harbor Hills. Having the Grove residents participate in such a program will be an agenda item at the next Grove general meeting.

3- The Toys for Tots program will be addressed in the next newsletter.

4- Ms. Korndoerfer noted we should be discussing officers for next year in the near future.

5- ADJOURN

The meeting was adjourned at 9:10 PM.

Margra L. Grillo, Secretary

Approved: October 26, 2010