

1- CALL THE MEETING TO ORDER

The meeting was called to order by the President Ernie Pelikan at 7:00 PM in the Lady Lake Community Center Building. Mr. Pelikan introduced the Grove Board members. He thanked everyone for coming.

2- VERIFY QUORUM

Deborah Christopher, Sentry management representative, announced a quorum was present either in person or by proxy. The breakdown was 53 in person and 17 proxies. There were a total of 55 present not including the board members and Sentry Management personnel.

3- PROOF OF NOTICE OF MEETING

Ms. Christopher stated notices were mailed to all Grove property owners within the prescribed timelines.

Mr. Pelikan announced that agenda item 8-Report of Nominating Committee would be moved to this time slot. This will enable Sentry Management representative to tally the votes so adjournment of the meeting will not be delayed.

8- REPORT OF THE NOMINATING COMMITTEE

Committee chair, Anita Korndoerfer introduced the candidates for the Board positions that expire in 2011 and are currently filled by Allan Anglis and Ernie Pelikan. Allan Anglis, Bill Bowers and Ron Crima stated they will run for the Board and have given their bios to Ms. Korndoerfer. Prior to the meeting the candidates had received 3 questions from Ms. Korndoerfer. She asked each candidate those questions so the residents would have some information about each one. Then audience members Larry Westbrook and Phil Olson each asked a question for the candidates to answer. Ms. Christopher then collected and tallied the ballots.

4- READING AND APPROVAL OF THE MINUTES OF THE 2010 ANNUAL MEETING

The minutes were distributed at the time of registration. Jack Williams moved, Ken Korndoerfer seconded the minutes be approved as presented. The motion was approved unanimously. **Motion # 1**

5- REPORTS OF OFFICERS, MANAGEMENT, COMMITTEES

Mr. Pelikan noted that the Board had updated the residents throughout the year with newsletters and with the posting of all Board meeting minutes on the Grove's website. Ms. Korndoerfer is the webmaster for the Grove. He encouraged all residents to keep up to date by checking the site frequently. ARC chair Bill Bowers noted the committee meets by email as needed throughout the year. He stated new members are needed. Ken Korndoerfer volunteered. Mr. Pelikan noted the committee members are appointed by the Board at their organizational meeting.

Mr. Anglis, Grounds chair, noted the Grove purchased hoses and accessories to try to water our common areas after someone from the Harbor Hills entities cut our water lines last spring. The strategy did not work. We now are selling that equipment and it is on display on the tables at side of the room. Residents can see Mr. Anglis after the meeting to purchase the items. Mr. Pelikan noted Delmar Brooks will be removing the trees in that area that have already died.

6- UNFINISHED BUSINESS

There is none.

7- NEW BUSINESS

- Lawsuit

Mr. Pelikan noted the Grove asked its attorney to contact Harbor Hills' attorney to discuss the possibility of setting a date for mediation. Mr. Pelikan reviewed the difference between mediation and arbitration. He also recapped his attempts during last summer to come to an agreement with Michael Rich. He recounted the events following a preliminary agreement to set parameters for discussions and Mr. Rich's renegeing on them.

There was a suggestion from the audience that information be disseminated to the rest of Harbor Hills. Mr. Pelikan noted our attorney is reviewing an informational letter we have written prior to it being sent out. It was noted the HH Unity group has heard from Mr. Rich but not the Grove. Mr. Pelikan explained that our attorney stated emphatically that we were to say nothing at all about any legal matters.

- 2011 Budget

Mr. Pelikan noted the budget is balanced with no increase in dues although our attorney fees at this time are around \$20,000.00. He also stated that we save a lot in labor costs with our residents doing plantings, along with helping in several other areas. Mr. Frame coordinated the Hardscapes plant replacements and had a lot of people assisting. Several also helped in dealing with the watering issue this summer

- Other

Harbor Hills Utilities is being sold to Aqua Utility Florida. Discussion of its implications and of what can be done was held and included input from the audience.

8- REPORT OF THE NOMINATING COMMITTEE

See action taken above.

9-ELECTION OF DIRECTORS

Ms. Christopher gave the election results to Mr. Pelikan. The votes determined the two seats will be filled by Ron Crima and Allan Anglis. Mr. Pelikan congratulated the winners and expressed his thanks to Mr. Bowers for his interest in serving on the Board.

Following the announcement of the election results, Board Secretary, Margra Grillo, read a certificate of appreciation that Anita Korndoerfer had composed for Ernie Pelikan. She presented him with a Gift card to Carrabas from the Grove. The audience expressed their thanks and appreciation to Mr. Pelikan for his service on the Board from 2005 to 2011.

10- ADJOURN

Mr. Pelikan adjourned the meeting at 7:54 PM.

Margra Grillo, Secretary

Approved January 15, 2012