

April 4, 2011 Grove Board Meeting Minutes

1- CALL TO ORDER/QUORUM

The meeting was called to order at 7:03 PM by the President John Frame in Margra Grillo's home. Members present were: John Frame, Charlene Walker, Margra Grillo, Arlene Strack, Allan Anglis, Ron Crima, Anita Korndoerfer

No Sentry Management representative was present.

2- REVIEW AND APPROVAL OF MINUTES OF 2/16, 2/28, 3/08, 3/14/ 2011

- Mr Frame moved, Mr. Crima seconded, the February 16, 2011 minutes be approved as presented. The motion passed unanimously. **MOTION # 1** A summary of the executive session will be filed with the permanent records of the minutes.
- The February 28, 2011 minutes were corrected to delete the second listing of "was called " in line one of the Call to Order and when changed to if in 4B line 1. Mr. Frame moved, Ms. Walker seconded, the minutes be approved as corrected. The motion passed unanimously. **MOTION # 2**
- Ms. Korndoerfer moved, Mr. Frame seconded, the minutes of the March 8, 2011 be approved as presented. The motion passed unanimously. **MOTION # 3**
- Mr. Frame moved, Ms. Walker seconded, the minutes of the March 14, 2011 meeting be approved as presented. The motion passed unanimously. **MOTION # 4**

3- NEW BUSINESS

A- Landscape Maintenance Contract

Mr. Frame noted our current contract with Shepherd's is for \$879.53 per month. It has a clause that permits cancellation of the contract with 30 days notice. He has a proposal from C and S Green Lawn for \$650.00 for Phase 1 (that would be for mowing the berm, trimming and weeding the vines from the berm bushes, keeping weeds in the common area under control and trimming the orange trees and shrubs in the common area on a yearly basis). Phase 2 for \$850.00 would be Phase 1 plus mowing, weeding, fertilizing etc. the common areas when repaired with sod. Discussion followed, including other possible providers. Ms. Walker moved, Ms. Strack seconded that Mr. Frame give the required 30 day cancellation notice to Shepherd's. The motion passed unanimously. **MOTION # 5** Ms. Grillo moved, Mr. Frame seconded, that we hire C and S for our landscaping needs. Yes: Mr. Frame, Ms. Grillo, Ms Strack, Ms. Korndoerfer. No: Mr. Anglis, Mr. Crima, Ms. Walker. The motion passed. **MOTION # 6**

B- Approval Form

Mr. Frame noted that the palm trees in the common area were trimmed. However, in so doing, it was discovered that one is dead. It will cost \$150.00 to have it removed. Discussion followed. Consensus was reached to authorize Mr. Frame to make the arrangements to have the dead tree removed. At the same time it was discovered that HH had turned off the water to irrigate the area in front of the guardhouse. It was turned back on.

C- Architectural Review Committee

- Mr. Crima, committee chair, noted the approval form that residents have to use for any requests for changes/additions etc. to their property has been changed. They will be on the web page and are available from Mr. Crima. Discussion followed. The forms contain an area for each committee member to initial the request.
- Yim, Gangemi and Newfield properties

Discussion was held regarding these properties. K and L did the mowing of these properties. Other properties will also be taken care of as needed and billed to the owners.

D- Property Sales

It was noted Dan Weber has bought several properties in the Grove for use as rentals. They are being updated. Discussion followed.

4- OLD BUSINESS

A- Legal expense review

Mr. Frame noted that our half of the cost for the mediator for the March 14, 2011 12 1/2 hour session was \$1920.00. So far our legal costs to defend ourselves from the suit filed against us by HHHOA and the HH Developer is \$30,298.52. Discussion followed.

Mr. Frame got estimates to replace the landscaping that died in the common areas due to HH cutting our water off is as follows. \$4675.00 for zoysia sod and \$3674.00 for mulch. The estimate to put in a 200 foot deep well from Greg Fagan is \$8629.25, not including electrical and plumbing costs. Discussion followed. It was noted that any pipe that is put in cannot be installed on the road right away. Consensus was that the common area will be addressed first and the berm will be discussed at a later time. Discussion of having a survey was held. By consensus, it was agreed Mr. Frame will arrange to have a survey done and will investigate alternate locations to drill a well on Grove property. This will include seeing if any property owners would sell or lease some land to the Grove.

B- Mediation Strategy

Mr. Frame noted he informed Sentry Representative Deborah Christopher that while we are having meetings regarding legal strategies, she is not expected to attend. She will attend when there are items to report from Sentry Management. Discussion of strategies was held. Mr. Frame will request clarification from Attorney Robert Taylor on several items.

5- OTHER

Mr. Crima will be working with Mr. Frame to provide a back-up for gate equipment.

The meeting adjourned at 8:58PM.

Margra Grillo, Secretary

Approved: April 20, 2011