

May 25, 2011 Grove Board Meeting Minutes

1- CALL TO ORDER/QUORUM

The May 25, 2011 Grove Board Meeting was called to order at 7:03 PM in John Frame's home. Members present were: John Frame, Charlene Walker, Margra Grillo, Arlene Strack, Allan Anglis, Ron Crima. Anita Korndoerfer arrived at 7:15 PM.

Sentry Management representative Deborah Christopher was also present.

2- REVIEW AND APPROVAL OF 4/20/2011 MINUTES

After discussion, Ms. Walker moved, Mr. Frame seconded, the minutes of the April 20, 2011 meeting be approved as presented. The motion passed unanimously. **MOTION # 1**

3- OLD BUSINESS

a- New Landscaping Service-C & S Green Lawn

Mr. Frame noted the landscapers trimmed the bushes at the front gate area and have begun pulling out the vines from the bushes along the properties abutting the berm. Discussion followed. After the vines have been pulled, follow up treatment will be done with Roundup being applied directly to the new vine plants that will be coming up.

b- Speeding-Stop Sign

Mr. Frame stated that permission has been given to the Lady Lake Sheriff's Department to enter the HH complex to patrol and enforce the posted 20 mph speed signs as well as compliance with the stop signs in Harbor Hills. Discussion followed. Mr. Frame moved, Ms. Walker seconded, the Grove speed limit be raised from 15 mph to 20 mph. The motion passed unanimously. **MOTION # 2** New signs will be ordered and installed. Ms. Korndoerfer arrived at 7:15 PM.

c- Lawsuit update

It was noted that the Grove's attorney, Robert Taylor, sent a letter on May 10, 2011 that replied to Michael Rich's attorney Philip Smith's conversation with Mr. Taylor, regarding possible settlement of the lawsuit. We have not received any reply to that correspondence. Discussion followed.

d- Well Digging

Discussion was held regarding digging a well for irrigating the Grove's common areas and the berm, including various permits needed. The approximate cost will be \$15,000.00. Mr. Frame moved, Ms. Walker seconded, the Grove Board start the process for obtaining the necessary right of way and well digging permits to dig a well for Grove HOA use. This process will be started after June 15, 2011 (which is over 30 days after the May 10, 2011 letter was sent from Robert Taylor to Philip Smith). The motion passed unanimously. **MOTION # 3**

e- Aqua

Mr. Frame reviewed the trip to Tallahassee to attend the Public Service Commission's meeting that he, Mrs. Frame and Ms. Grillo took. The PSC agenda included action on a rate increase request from Aqua Florida for areas primarily in Pasco County. Two busloads of people from Pasco as well as 16 from Harbor Hills attended. The PSC was to vote on Aqua's rate increase request for the Pasco County area. Action by the PSC on the transfer of the water certificate from HH Utilities to Aqua Utilities of Florida (which was listed as a condition of the sale of the HH Utilities to Aqua) was postponed until September. Discussion on the PSC hearing and related subjects was held.

4- NEW BUSINESS

The order of business was changed:

a- Sentry Management

Ms. Christopher gave the report from Sentry. Discussion followed regarding the financials, and enforcement of Grove rules in the CCE and R and rules list. Discussion of HH's sending invoices to us for guard costs was discussed.

b- Gatehouse flowers

Mr. Frame noted that annuals were planted in front of the gatehouse. The work was done by Mr and Mrs. Frame, Ms. Strack and Ms. Grillo. Discussion was held regarding having perennials planted in the future.

c- Enforcement of Rules and Regulations

Mr. Crima noted ARC request approvals. (Attached and a part of these minutes) Discussion of follow up of violations notices was held. Ms. Christopher noted some legislative changes in Florida law 720 governing HOA's were made last year. She will update the Board on the particulars. Mr. Crima will chair a committee to make recommendations to the Board for fines to be levied for homeowners who are not in compliance with the Grove requirements.

d- Lien Process

Discussion was held about homeowners who are delinquent in their association dues. Ms. Christopher gave input regarding the practices of other HOA's in the area. Ms. Grillo moved, Ms. Strack seconded, that an Intent to Lien be issued sixty (60) days after a quarterly assessment is due. An "intent to lien" fee is to be assessed to the owner. A lien is applied to the account forty-five (45) days after the "intent to lien" notice has been issued. The motion passed unanimously. **MOTION# 4**

5- OTHER

a- The annual picnic will be held this fall. This will be for Grove and Pine Village residents. Details will be forthcoming.

b- A reminder will be sent to homeowners regarding the legibility of their house numbers from the street. In an emergency, clear numbers will enable the house to be more readily identified. The exterior lights by the curbs also need to be kept free of vegetation so they can be seen at night.

There being no further matters to come before the Board, the meeting was adjourned at 9:18 PM

Margra Grillo, Secretary

Approved : June 15, 2011