

January 19, 2011 Grove Board Minutes

1- CALL TO ORDER/QUORUM

President Ernie Pelikan called the January 19, 2011 meeting to order at 7:01 PM in Charlene Walker's home.

Members present were: Ernie Pelikan, John Frame, Margra Grillo, Arlene Strack, Allan Anglis, Anita Korndoerfer, and Charlene Walker.

Deborah Christopher, Sentry Management representative was present.

Ron Crima was present as a guest

2- REVIEW AND APPROVAL OF NOV. 29, 2010 MINUTES

Discussion was held and it was clarified that Mr. Rich had returned only his Touch Key to Ms. Christopher for replacement. Ms. Strack moved, Ms. Walker seconded, the minutes be approved as corrected. The motion passed unanimously. **MOTION # 1**

3- OLD BUSINESS

A- Lawsuit

1-Document Review

Mr. Frame noted that when he, along with Mr. Pelikan and Ms. Grillo, went to our attorney Christopher Eri's office on January 3, 2011, the number of duplicates in the materials sent from McLin and Burnsed's office to Mr. Eri was approximately 2/3 of the documents.

Mr. Pelikan stated he notified Mr. Eri not to pay for the duplicates. Discussion followed. Mr. Taylor (our new attorney at Taylor & Carls) will discuss with Mr. Black at McLin and Burnsed about the amount to be paid. Ms. Christopher will review what is owed from McLin and a decision on the amounts due will be determined later.

2-Scheduled hearing Motion to Dismiss

Christopher Eri has left Taylor & Carls to start his own firm. Robert Taylor has taken over our case. On January 19, 2011, Mr. Frame, Mr. Pelikan and Ms. Grillo met with Mr. Taylor (at no charge to The Grove) to discuss the lawsuit and counterclaim. Mr. Taylor recommended that he contact Mr. Black about scheduling a time for mediation and asking that the hearing on their Motion to Dismiss our counterclaim be postponed.

3-Mediation Plan

Discussion of the concept and details of mediation was held. Mr. Taylor recommended that such a meeting have all Grove board members present. If that were the case, it would be a posted meeting, but it would be closed because it involves legal matters. Ms Walker moved Ms. Strack seconded, the Grove Board request our attorney to contact Harbor Hills attorney to request that both sides agree to enter into mediation, and ask them to request the court to postpone the Motion to Dismiss hearing scheduled for February 24, 2011 to a later date. The motion passed unanimously. **MOTION # 2**

4-Change of Attorney (again)

This was addressed under # 2 above.

B- Landscaping-Service on Grove Heights

1- Brooks Bid

Mr. Frame stated Delmar Brooks bid to trim the orange trees was \$ 350.00, to do the shrubs was \$ 100.00 and to take down the 2 dead palm trees is \$ 300.00 for a total of \$750.00. These are within the budgeted amounts. Mr. Frame moved, Ms. Grillo

seconded, we contract with Mr. Brooks to do the bushes and trees. The motion passed unanimously. **MOTION # 3**

2- Quarles?

Discussion was held regarding hiring Frank Quarles to do our landscaping upkeep for the common areas. Mr. Anglis will contact Mr. Quarles to review our needs and requirements.

C- Lighting at Guardhouse-Allan and Arlene

Discussion was held regarding the type of lighting we want at the guardhouse landscaping areas. Mr. Pelikan moved, Ms. Grillo seconded that Mr. Frame proceed with the low voltage changes at a cost not to exceed \$600.00. The motion passed unanimously. **MOTION # 4**

D- Sale of Temporary Irrigation Equipment-Allan/John

Discussion was held about selling the hoses and other equipment The Grove bought to try to save the plantings in the common areas after Harbor Hills representatives cut our water lines and stopped the water to that area. Ms. Korndoerfer will put the information on the website and send an email or regular mail to all residents about the availability of the equipment.

E- Access control bids

This item was deferred until a later meeting.

4-NEW BUSINESS

A-Sentry report Deborah Christopher reviewed the 4 items listed below. Discussion was held regarding each item.

1-Financial

2-Violations

3-Sales

4-Rentals

It was noted that for 2010 Sentry Management will not close the financial books until the Board ascertains that all bills etc. have been received.

B-Architectural Review Committee

1-Mr. Pelikan reported ARC chair Bill Bowers noted that there was no activity from the committee since their last report to the Board.

2- New members are needed for the committee. This will be done at the organizational meeting.

C-Nominating Committee- Anglis, Bowers, Crima

Ms. Korndoerfer stated that she, Mr. Frame and Ms. Grillo contacted Grove residents regarding the seats up for election at the Annual meeting. The terms of Allan Anglis and Ernie Pelikan are expiring. Mr. Anglis will run for reelection, Mr. Pelikan will not. Allan Anglis, Bill Bowers and Ron Crima all stated they will run for the Board. Information about each candidate is available on the Grove's website. Discussion followed.

D-Annual meeting January 28

Ms. Grillo stated she paid the fees for renting the Lady Lake Community Center. It was a deposit of \$75.00 and the \$75.00 fee for renting the building plus taxes for a total of \$155.25. If the building is left clean, \$70.00 will be refunded. Ms. Grillo will be reimbursed for the portion of the building rental fees that is not reimbursed. Discussion followed. We have the building from 6:00PM until 9:00 PM on Friday January 28, 2011.

E-Response to M. Rich mailing

The Grove will be sending a response letter to all Harbor Hills residents to correct the misinformation that was sent in a letter from Harbor Hills to the residents. Our attorney will review it prior to its being mailed. Discussion followed.

F-Sale of Harbor Hills Utilities

Items 1-4 were discussed together. Attorney Robert Taylor indicated at the meeting with him that if any Grove Board member attends the Unity meeting where this is to be discussed, they are to make absolutely no comments about any subject.

G-Saturday West Gate operations

Discussion was held about Harbor Hills discontinuing the guards at the West Gate on Saturdays. Ms. Korndoerfer moved, Mr. Anglis seconded, the gates be set to open automatically on Saturdays during the hours the guards had been there and to have them open with the openers after that time. Voting yes: Mr. Frame, Ms. Grillo, Ms. Strack, Mr. Anglis, Ms. Korndoerfer, Ms. Walker. Abstaining: Mr. Pelikan. The motion passed 6-0 with 1 abstention. **Motion # 5**

H-Exit Stop Sign

Discussion was held regarding the faded stop sign by the exit gate. By consensus, it was decided Mr. Pelikan will order a new sign and Mr. Frame will install it.

I-Phone Scam

Mr. Pelikan reported a telephone scam is occurring in the area. There are people calling stating they represent the electric company wanting to do an electrical audit on the residents' home. The electric company does not do such solicitations. Discussion followed. Ms. Korndoerfer will send an email to Grove residents about it.

J-Next meeting

After discussion, it was decided the organizational meeting will be Wednesday, February 2, 2011 at 7:00 PM at Ms. Strack's home.

K-Other

1-Ms. Strack suggested a committee for litigation be established. Discussion followed.

2-Mr. Frame requested a listing of several invoices. Ms. Christopher will contact him for details.

3-Ms. Grillo stated she had been asked to run for the POHH board. Discussion followed. She will inform their nominating committee that she will not run at this time.

4-Sheperd Landscaping sent a Happy Holidays letter to Mr. Pelikan stating that they had planted several complimentary Blue Pacific Junipers at the flower area in front of the West Gate. Ms. Grillo will send them a thank you note.

5-ADJOURN

The meeting was adjourned at 8:52 PM

NOTE: After the meeting, the scheduled February 2, 2011 meeting was moved to the home of Ms. Grillo

Margra L. Grillo
Secretary

Approved: February 2, 2011