

February 6, 2013 Grove Board Minutes

1- CALL TO ORDER

John Frame called the meeting to order at 7:02 PM in Margra Grillo's home. Members present were: Allan Anglis, John Frame, Margra Grillo, Dennis Holden, Arlene Strack, Marji Tousignant, and Charlene Walker. Sentry Management representative Deborah Christopher was also present.

2- REVIEW AND APPROVAL OF JANUARY 12, 2013 MEETING MINUTES

Mr. Anglis moved, Ms. Walker seconded, the minutes be approved as presented. Motion passed unanimously. **MOTION # 1**

3- ELECTION OF OFFICERS

- a- Ms. Strack nominated, Ms. Walker seconded, John Frame as president. The nomination was unanimously approved. **Motion # 2**
- b- Ms. Grillo nominated, Mr. Frame seconded, Charlene Walker for vice-president. The nomination was unanimously approved. **MOTION #3**
- c- Mr. Frame nominated, Ms. Walker seconded, Margra Grillo for secretary. The nomination was unanimously approved. **MOTION #4**
- d- Ms. Grillo nominated, Mr. Frame seconded, Arlene Strack for treasurer. The nomination was unanimously approved. **MOTION #5**
- e- Because there were newly elected Board members present, each board member introduced themselves.

4- APPOINTMENT OF COMMITTEE CHAIRS

Discussion was held regarding the policies for committees and their members and chairs as listed in the governing documents of the Board. Ms. Grillo distributed a summary of the requirements and some suggestions for possible changes from the past practices for setting committees and their chairpersons. Mr. Frame reviewed the research he and Ms. Korndorfer had done in checking to see how other HOA's handled their committees. By consensus, it was agreed to defer committee and chairperson assignments until the next meeting. Board members will review any suggestions and should be prepared for discussion and actions that may be needed.

5- FINANCIAL

- a- Ms. Christopher reviewed the monthly reports. Ms. Strack requested paper copies of the monthly reports instead of the electronic ones that have been sent. These are to be filed in the treasurer's permanent files. Ms. Christopher will make those arrangements. Discussion was held regarding pertinent legislative changes that have been made. Mr. Holden moved, Mr. Frame seconded, the Board approve the Loss of Voting Rights Resolution N0. 2013-01 to comply with current law. The motion passed unanimously. **MOTION # 6** This resolution precludes property owners who are delinquent in their assessments from being eligible to vote on HOA matters.

- b- Mr. Frame reported on PNC's (bank) policies regarding account/interest statements. Discussion followed. He reviewed the amounts presently in the bank.
- c- Mr. Frame noted the bills sent to us from Harbor Hills were inaccurate.
- d- Discussion of updating the ARC applications was held. Action will be deferred until the committee review is done.
- e- Review of delinquent homeowner accounts was done.

6- LEGAL

- a- Mr. Frame asked that the resolution of the Board of Directors to borrow funds document be read and approved. Mr. Frame moved, Ms. Walker seconded, the resolution be approved. The motion passed unanimously. **MOTION #7**
- b- The Loan Agreement and Unsecured Promissory Note drawn up by Taylor and Carls was signed by Charlene Walker, witnessed by Dennis Holden and John Frame, notarized by Charles Miller on February 6, 2013. The money Mr. Frame is loaning The Grove will be used for the bond that Judge Semento required in his ruling.

7- OTHER

- a- Mr. Anglis stated there is nothing new from the ARC committee to report. It was noted some work has been done in the community without ARC approval. The next email from the Grove will remind all residents of the requirements.
- b- Our attorney wrote to HH's attorney requesting the Grove's entrance policy be used for the West Gate and for clarification of what entry devices will be provided to residents. No answer has been received yet. Discussion followed.
- c- Ms. Grillo noted she and Ms. Walker will be attending the seminar and trade show sponsored by Community Associations Institute in Orlando. Sentry Management provided us with complimentary admission passes. A report will be given at the next meeting.
- d- Ms. Strack noted the welcome baskets made up by Edie Olin have been well received. A better system for providing receipts for the item included is being worked on. Discussion followed. Ms. Christopher will work with Ms. Strack and Ms. Olin to simplify the process.

8- ADJOURN

The meeting was adjourned at 8:55 PM.

Margra Grillo, Secretary

Approved: March 13, 2013