

Annual Meeting January 26, 2013 Minutes -- DRAFT

1- CALL TO ORDER

President John Frame called the meeting to order at 2:12 PM in the Lady Lake Community Center.

Board members present were: John Frame, Charlene Walker, Arlene Strack, Margra Grillo, Allan Anglis and Anita Korndorfer.

Sentry Management representative Deborah Christopher was present.

2- VERIFY QUORUM

Deborah Christopher stated there were 58 property owners represented. A minimum for a quorum is 28, therefore the quorum is established.

3- PROOF OF MEETING NOTICE

Ms. Christopher documented the notice of the meeting had been duly sent.

4- READING AND APPROVAL OF THE JANUARY 12, 2012 ANNUAL MEETING MINUTES

Mr. Frame stated the minutes had been posted on the Grove website for all residents to read.

Allan Anglis moved, Ken Korndorfer seconded, the minutes be approved as presented.

There being no objections, the motion was approved. **MOTION # 1**

5- INTRODUCTION OF NEW NEIGHBORS

Mr. Frame introduced Joyce Falcon, David DeCoster's daughter Debbie Shraeder, and Tony and Kathy Tetra.

6- REPORTS OF OFFICERS, MANAGEMENT, COMMITTEES

- a. Mr. Frame reviewed the work of our new landscaper C & S Green Lawn. They planted 160 new bushes along the berm and are doing a very good job on our common areas. We signed a 3 year contract with them. This will save us \$2,488 over three years when compared to our previous lawn service. Four dead palms were also taken down. We plan to remove 4 per year until all of the trees that have died have been removed. After a severe

wind storm a large oak tree fell and had to be disposed of. Money from the contingency fund was used to pay for that removal. Our well is working very well. Using it will ensure that we will not lose our plants due to having our irrigation lines being cut as happened several years ago.

- b. Mr. Frame noted the Board is very satisfied with the results of keeping the final 2012 budget to within a \$300 difference between approved and actual amounts.
- c. Ms. Grillo thanked the spring planting volunteers, Ruth Wendelken, Nancy Stone, Arlene Strack, Cathy Crima and Pine Village resident Carol Bohn for helping to plant the flowers in the area in front of the gatehouse.
- d. Ms. Grillo also thanked Denni Robinson and Marji Tousignant for co-chairing the fall picnic. They were assisted by Charlene Walker, John and Alexis Frame, Patti Anglis, Bill and Nancy Stone, Pete Strack, Roger Wendelken, Barb and Ernie Pelikan, Eddie Olin, and Connie Robinson . Many thanks to them and to those who attended –all of whom helped to make it a huge success.

7- UNFINISHED BUSINESS

None was presented.

8- NEW BUSINESS

Legal Lawsuit

Ms. Grillo gave a review and summary of events, negotiations, discussions and the efforts spent trying to come to a consensus on updating the Agreement Harbor Hills signed in 1999. Both The Grove's cancellation of it and of the Breach of Contract suit Harbor Hills filed against us in 2009 were noted. She stated that a 12 hour unproductive mediation session was held and that Judge Semento granted The Grove's motion to have each party pay its own legal fees. She reviewed the 2 day trial, summarized Judge Semento's judgment where he ruled against us, and our motions for clarification that the judge denied. She itemized the rationale for the Board's approval of a motion to file an appeal.

A summary of the Grove's request for a stay of the implementation of the judge's ruling and the results of the judge's decision on the stay request were noted.

The judge ruled The Grove must have \$10,220.14, the amount he said the Grove owes HH and the \$25,323 that HH budgeted for our share of the cost for West Gate guards for 2013, plus interest. It was pointed out that \$5,600 of the \$25,323 is for transponder readers. The total of these amounts must be posted either in cash or by having a bond within 30 days of the date the judge signs his decision.

a- 2013 Budget

Ms. Walker reviewed the 2013 budget. An increase on dues of 3% (\$6.00 per quarter) is built into the budget. This is the first increase in monthly fees in 4 years. She went into detail on the procedure to secure a bond for the \$37,323 mandated by the judge, and the costs by the bank and the bonding company would charge to secure one. She noted we have a cash flow problem as our fees are paid quarterly and we do not have the money in a lump sum at this time. She stated we do have some available money in the bank. She said that the Board, after a very lengthy discussion, voted to approve and accept John Frame's offer to lend, interest free, \$23,000 to the Grove to ensure the amount of the judgment will be available. The audience applauded Mr. Frame's offer. Ms. Walker stated our attorney is drawing up the contract to pay Mr. Frame back by April 2015.

b- A question and answer period followed. Mr. Frame detailed how the budget is structured and how the Board has paid its bills in 2012 and that the same procedure will be followed in 2013. He noted that Grove fees will stay the same for the next 2 years.

9-REPORT OF THE NOMINATING COMMITTEE

Ms. Korndoerfer introduced the 5 Board of Director candidates: Bill Bowers, Bob DiBenedetto, John Frame, Dennis Holden, and Marji Tousignant. She explained that 3 two year positions and 1 one year term, to fill Ron Crima's vacant position, are open. The top 2 vote- getters will fill the 3 year terms and the third highest will fill the 1 year term. Each candidate was asked to briefly answer the following questions: What do you see as the future of the Grove and how will you contribute to the Board? Each of the candidates responded. The ballots were turned in to be counted. The meeting recessed and all enjoyed punch and cookies while Ms. Christopher and Ruth Wendelken counted them. The meeting reconvened.

Ms. Christopher announced the two 3 year terms will be filled by John Frame and Marji Tousignant and Dennis Hopper will fill the one year term.

10- Mr. Frame presented Anita Korndoerfer a plaque for her 9 years of service on the Board, and for serving as the volunteer Webmaster. She received a card and gift card to Carrabba's from the Board in appreciation of her service.

11- The meeting was adjourned at 4:05 PM