

OCTOBER 16, 2013 GROVE BOARD OF DIRECTORS MEETING

1-CALL TO ORDER

The meeting was called to order at 7:05 PM at John Frame's home. Members present were:

John Frame, Charlene Walker, Arlene Strack, Allan Anglis, Dennis Holden and Marjie Tousignant. Margra Grillo was present by telephone.

Deborah Christopher, Sentry Management representative, was also present.

2- REVIEW AND APPROVE SEPTEMBER 18, 2013 MINUTES

After discussion, it was noted the time for the seminar listed in 7 f is 9 AM, not 7 PM. Mr. Frame moved, Ms. Strack seconded, the minutes be approved as corrected. The motion passed unanimously. **MOTION #1**

3-REVIEW FINANCIAL RESULTS

- a- Ms. Christopher was thanked for her work in getting our accounts receivable totals reduced. Mr. Frame noted some of the back payments that have been received.
- b- Ms. Christopher reviewed the schedule Sentry follows to notify delinquent property owners. She also reviewed the applicable changes in state law 720. Discussion followed.
- c- Ms. Strack noted that she, Ms. Tousignant and Mr. Frame prepared the budget and reviewed the process they used. She reviewed, and the Board discussed, each line item. Discussion of increasing the reserves was held. It was noted that the proposed budget is balanced and that no increase in dues is necessary. Mr. Frame moved, Ms. Walker seconded, the 2013-2014 balanced budget be approved, as presented. The motion passed unanimously. **MOTION #2**

4-LEGAL UPDATE

- a- Mr. Frame stated the judge in the Bell-Line suit has set aside a 2 week period for the trial, beginning on Nov. 4, 2013 in Tavares. Discussion followed.
- b- It was noted that our attorney's law firm, Taylor and Carl's has been sold to Becker and Poliakoff and some of their attorneys will be moving to Orlando. Discussion followed.
- c-

5-STREETS, CURBS, SIDEWALKS

- a- The curbs and sidewalks have been cleaned of the mold on them. There have been many positive comments regarding how nice the community looks. Several people

contracted separately to have their driveways cleaned also. The cleaning does not take care of rubber etc. that may be on any of the areas. The company also cleaned the hardscapes at no charge.

- b- Reserves were discussed with the budget.
- c- Discussion of possible things to do to reduce the speeding on Grove Heights and some areas of Grove Manor. No decision was made at this time.

6-BOARD OF DIRECTORS COMPOSITION

The composition of our community, including the increase of rental properties, as well as the past problem of getting people interested in running for the board, was discussed. The Grove documents allow for reducing the 7 members to 5. No decision was made at this time.

7- OTHER

- a- Distribution of gift baskets from the Board for both new home owners and new renters was discussed. It was decided to continue the practice.
- b- Discussion of gate operations was deferred.
- c- Architectural Review Committee
Mr. Anglis noted that ARC chair, Bill Bowers, listed the following requests:
 - 1- 5452 Grove Manor - removal of dead trees
 - 2- 5130 Grove Manor - painting of the house-color change
 - 3- 5423 Grove Manor - painting of the house
 - 4- 5111 Grove Manor- paint house, trim, replace windows on lanai
 - 5- 5416 Grove Manor-patio awning requestThere were 2 homes that did not request prior ARC approval. Ms. Christopher has contacted them about the procedures to follow.
- d- Ms. Grillo noted the Block party is Nov. 2 with a rain date of Nov. 3. Dennie Robinson is the chair of that committee. Discussion followed.
- e- Discussion of the annual meeting was held. Ms. Strack will find out what day is available for the Lady Lake community center. Several dates in January and February were suggested. She will notify the Board of the date that can be used.
- f- Ms. Tousignant and Mr. Holden reported on the Board members orientation sessions they attended. Discussion followed. They noted the information was very informative and useful.

8-ADJOURNMENT

The meeting was adjourned at 8:30 PM.

Margra Grillo, Secretary

Approved: November 18, 2013