

June 3, 2014 Grove Board Meeting Minutes

1-CALL TO ORDER/QUORUM

President John Frame called the meeting to order at 7:00PM at 5239 Grove Manor. Members present were John Frame, Arlene Strack, Margra Grillo, Marjie Tousignant, Ernie Pelikan. Dennis Holden was present by telephone.

Deborah Christopher, Sentry Management representative was present.

2- APPROVE MINUTES- JANUARY 12, 2014 and MAY 5, 2014

The January 12 minutes were corrected to reflect the addition of interest to the payment to Harbor Hills and the bid from Audio Excellence was for 5 cameras. Mr. Frame moved, Mr. Pelikan seconded, the minutes be approved, as corrected. The motion passed unanimously. **MOTION # 1** The minutes of the May 5 meeting were corrected to show the correct amount of the bond returned to us is \$37,716.00, not \$37,318.00. Ms Strack moved, Ms Tousignant seconded, the minutes be approved as corrected. The motion passed unanimously. **MOTION # 2**

3- FINANCIAL REVIEW

- a- Ms. Christopher reviewed the financial report. Lengthy discussion followed.
- b- Thanks were given to Mr. Pelikan for contacting a delinquent resident about his past due balance. The resident is making payments to get caught up. By consensus, the delinquent fees will be assessed.
- c- A cash flow analysis was presented by both Mr. Pelikan and Mr. Frame. Each used a different method of computation. They were very helpful in analyzing our financial status.
Mr. Frame, Mr. Pelikan and Ms. Christopher will have a conference call with the auditors to reconcile payments made in 2014 for 2013 items. Discussion was held on these items.

4- REVIEW AND APPROVE PROJECTS FOR JUNE TO DECEMBER

- a- Discussion was held regarding Mr. Holden's suggestion to have a list of lawn services used by Grove residents available for them to see who/what is available. It was decided not to have one at this time.
- b- Review and update of Ms. Christopher's list of leased houses in the Grove was done.
- c- Discussion and review of our finances was held. A list of projects that need to be done was given. Proposed time lines were included in the discussion. It was noted that Harbor Hills power washed the gates and gate house, as we had requested. The gate back-up batteries were also replaced. There is no way to know how long they had not been functioning. We have paid our 47% of the costs. Discussion was held about lack of any maintenance of the gate in 2013. During that time, Harbor Hills had control of the West Gate. There was no updating of the new residents names nor was there any deletion of the names of residents who moved out during that time.

Mr. Pelikan moved, Ms. Grillo seconded the Board approve the following:

The Board re-pay the balance of the loan due to John Frame. (The money is to be paid back in June, but after June 15th.) Voting yes: Ms. Strack, Ms Grillo, Ms. Tousignant, Mr. Holden, Mr. Pelikan. Mr. Frame abstained. The motion passed.

MOTION #3

Ms. Grillo moved, Ms. Strack seconded, the Board approve the following:

1-Installation of internet in the gatehouse to facilitate Board members monitoring of the security cameras from their homes

2-Installation of a speed strip on Grove Heights

The motion passed unanimously. **MOTION #4**

- d- Further discussion was held on increasing our contribution to the reserve fund, scraping of the retention ponds on the golf course by holes 2 and 9, adding another speed strip, and mulching of the berm. The decision of these projects and any other projects that may be considered will be on the agenda for the next meeting.

5-LEGAL REVIEW

Mr. Frame updated the Board on a meeting POHH president Pepe Gutierrez had with Mr. Giao Modica and Mr. Michael Rich. Mr. Gutierrez then met with Mr. Frame who communicated to him that if Mr. Rich had any proposals to offer, they should be given to our attorney, Rania Soliman. Mr. Frame stated we would look at any proposals with the understanding that any such proposal must not imply in any way that control of the West Gate is not retained by The Grove. Discussion followed.

6-OTHER

- a- ARC was reviewed in Ms. Christopher's report.
- b- Miscellaneous
 - 1- Mr. Frame reviewed the status of the retention ponds.
 - 2- Ms. Grillo stated a letter of appreciation was sent from the American Lung Association to the family of Charlene Walker for the donation the Grove Board members made to them.
 - 3- Ms. Grillo noted Ms. Walker's house has been sold.
 - 4- Ms. Walker's term on the board expires in 2015. A decision on a replacement for her position was deferred to the next meeting.

7- ADJOURN

The meeting adjourned at 8:55 pm.

Margra Grillo, Secretary

Approved: December 9, 2014