

August 21, 2014 Grove Board Meeting

1- CALL TO ORDER/QUORUM

The meeting was called to order at 7:05 PM by the President, John Frame, at Margra Grillo's home, 5239 Grove Manor. Members present were John Frame, Marjie Tousignant, Arlene Strack, Margra Grillo, Anita Korndoerfer, Dennis Holden, by telephone. Ernie Pelikan was absent. There was no Sentry Management representative present.

2- REVIEW AND APPROVE July 31, 2014 MINUTES

After discussion, by consensus, the minutes of the July 31, 2014 meeting were approved.

3- FINANCIAL REPORT

a- Annual review-Arrington contract

Discussion was held, including the fact that the cost for the review of our finances and budget and the preparation of financial statements for the Grove by Arrington, has remained the same for several years. Ms. Grillo moved, Ms Strack seconded, the Arrington contract for \$800.00 for 2014 be approved. The motion passed unanimously. **MOTION # 1**

b- Overall review of our financial status was discussed. We are in good financial shape and we will be making plans for adding to the reserves and other expenditures later in the year.

4- INSURANCE

a- Liability & Crime

Discussion was held regarding the change in insurance carriers. Our former insurance carrier had been bought out and the premium was paid without informing the Board of the change. When Mr. Frame discovered the error, the company was contacted, the problem was taken care of and the premium will be returned to us. Replacement insurance premium of \$2,971.68 was paid to Sihle Insurance Group for coverage with Tower Hill Insurance. An additional \$75,000.00 commercial crime policy from Liberty Mutual Insurance was purchased for \$204.63. By consensus, these changes were unanimously approved by the Board.

5- LEGAL UPDATE

a-Attorney Barry Walker lawsuit paid 8/14/2014

It was noted that, after working with Sentry Management and consulting our attorneys, the overpayment of \$2,895.79 in the Barry Walker K42 suit, be repaid to

him and Sentry Management will reimburse us \$462.30 of that amount. Discussion followed. By consensus, this was unanimously approved by the Board.

b-Harbor Hills HOA refusal to provide maintenance

Mr. Frame noted there was a water leak problem at the gate house. Mr. Frame and Mr. Bonyng had to turn the water off at the meter. Mr. Frame reported this to Harbor Hills maintenance supervisor, Carl Gestner, several times over a week's period of time. Nothing was done. Mr. Frame then contacted a plumber to fix the problem. The leak was inside the walls and necessitated removal and repair of some drywall areas within the gate house. To date HH HOA has not paid for their 53% of the cost. Discussion followed.

6- COMMON AREA AND BERM

a- C &S Green Lawn Maintenance Review

Discussion was held about the mowing of the grounds when there is a lot of rain. Mr. Frame contacted the manager. He will ensure the areas are promptly taken care of. He will also clean up the areas around the gate entry where the hawthorns and other invasive plants are. We will be mulching and updating the front plantings as well.

b- Review of maintenance cost proposal

Mr. Frame noted more of our orange trees have died. He checked with the extension office in Tavares. They advised no orange trees be planted for at least 5 years due to the presence of a blight that kills them. Discussion was held. Mr. Frame moved, Mr. Holden seconded, the Board approve the \$400.00 bid from Delmar Brooks to remove the orange trees and stumps and trim the trees that were noted that need trimming. The motion passed unanimously. **MOTION # 2**

c- The speed calming bump was discussed. It seems to have decreased the speed of cars coming out of the Bella Vista gate but many cars speed up after they pass it. When they approach the exit gate they slam on their brakes. Discussion of the necessity of installing a second bump was held. A decision will be made at a later date.

7- GATE SECURITY

Discussion was held regarding the installation of the software into every Board members' home computer to enable them to monitor all of the cameras at the West Gate. Ms. Korndoerfer will install it on the computers of Ms. Strack and Ms. Grillo who were out of town when the others were installed. Discussion followed.

8- SENTRY MANAGEMENT PERFORMANCE REVIEW

Discussion was held about “follow up” details in several areas, that should have been done and weren’t, that have been addressed by Mr. Frame with Sentry. Follow up on their procedures will be scheduled for discussion at the next Board meeting.

9- OTHER

a- ARC

Mr. Holden noted 2 requests for painting house were approved: Wendelken’s and Nelson/Pitts’ homes.

b- MISCELLANEOUS

1- Garbage Collection Change

The new county garbage collection rules were discussed. They are effective in October.

2- Speed Calming Bump

This was discussed under 6 c.

3- Retention Ponds

Discussion was held regarding mowing and cleaning of the retention ponds. Harbor Hills was notified they needed mowing. Partial mowing was done. The vegetation needs to be trimmed closer to the ground. Mr. Frame weed wacked the pond behind the driving range so HH could mow it. They will be monitored to make sure they are taken care of, to comply with the October 2002 agreement.

4- Block Party

Ms. Grillo noted the date for the Block Party is Saturday, November 1 with the rain date Sunday, November 2. Discussion followed. Ms Korndoerfer and Ms. Tousignant scheduled a committee meeting for Sept. 10, 2014 at 7PM at Ms. Korndoerfer’s home. Details will be discussed at that time.

10-ADJOURNMENT

The meeting was adjourned at 8:40 PM.

Margra Grillo, Secretary

Approved: October 15, 2014