

January 18, 2014 GROVE ANNUAL MEETING MINUTES

1- CALL TO ORDER

Grove President, John Frame, called the meeting to order at 2:05 PM on Saturday, January 25, 2014 in the Lady Lake Community building. He welcomed all of the attendees.

2- VERIFY QUORUM

Deborah Christopher, Sentry Management representative certified that with the attendees and proxies, a quorum is established.

3- PROOF OF NOTICE OF MEETING

Ms. Christopher certified that notice of the meeting had been properly disseminated.

4- READING AND APPROVAL OF THE JANUARY 26, 2013 ANNUAL MEETING MINUTES

Grove Secretary, Margra Grillo, noted there is a correction of the spelling of Mr. Holden's name on page 3, Item 9. It should be Holden not Hopper. Mike Rajt moved, Ken Korndoerfer seconded, the minutes be approved as corrected. The motion passed unanimously. **MOTION # 1**

5- REPORTS OF OFFICERS, MANAGEMENT, COMMITTEES

A- Treasurer, Arlene Strack, reviewed the 2014 budget. She noted it is balanced and that there will be no increase in dues this year. She listed some of the areas that received attention this year, including cleaning of mold off the curbs and sidewalk, which was paid for out of our reserves account as a capital outlay item. We are waiting for return of the bond that was paid while the appeal of the lawsuit that had been filed by Harbor Hills was being litigated. The decision was in the Grove's favor with the Appeals Court ordering the word control be stricken from the District court's decision and stating that the Grove has ultimate control of its property including staffing decisions.

She stated the non-interest bearing loan from John Frame that was approved by the Board in 2013, is scheduled to be repaid in 5 installments, ending in 2015.

B- Dennis Holden listed some of the other areas that were addressed in 2013. These included taking down some more of the Washington Palms. He and Mr. Frame cleaned up the brush in the berm along Lake Griffin Road. Anti- mold solution was applied to the hardscapes along the berm. CNS landscaping planted 130 bushes and trimmed the existing ones. Mr. Holden said he has some hoses and sprinklers that were leftover from the time we tried to save our landscaping when Harbor Hills disabled our irrigation lines several years ago. Anyone may have them just see Mr. Holden after the meeting. Thanks were given to the Brownfelds and to June Cohan for picking up the oranges that have

dropped from the trees along Grove Heights. He encourages all residents to help in that ongoing project. ARC chair, Bill Bowers, stated several projects had been approved over the last year. A question was asked regarding installing solar panels. That plan would have to go to the ARC prior to any work being done. The ARC committee will act on the request. The Arc forms can be printed from The Grove's website.

Mr. Holden stated some new residents may not know our rules and have been parking in the streets overnight and some have had more than 2 vehicles in their driveways. We have been informing them of the violations.

C- Marjie Tousignant stated the annual block party was again a big success. She reviewed the particulars and gave a special thanks to Dennie and Connie Robinson for hosting it in their yard. Several of our Pine Village neighbors also attended.

D- Charlene Walker noted our budget is kept low because many residents helped in different ways throughout the year. She pointed out the signup sheets in the back to volunteer to help with the planting of flowers, the block party and the citrus pick-up again in 2014.

E- Margra Grillo stated a complete directory of Grove residents, both owners and renters, was completed last fall. One copy per address was printed. Updates have, and will be, emailed to everyone as they are needed. Residents attending are asked to pick one up, if they have not done so previously.

6- UNFINISHED BUSINESS

Mr. Frame gave a brief summary of the history of the events leading up to Harbor Hills filing suit against us in October 2010. He noted Harbor Hills mismanagement of the adding names of residents and the deletion of move outs continued while they had control of the gate in 2013. Lengthy discussion followed. Mr. Frame stated the Appeals Court decision directed the trial judge, Semento, to delete "control" from his decision, but let the agreement itself stay in effect. The agreement will have HH paying 53% of gate costs and the Grove paying 47%.

Mr. Frame announced on January 17, 2014 he had received communication from the Grove's attorney, Rania Soliman, stating HH was again suing the Grove. This time for contempt of court and they are also suing Mr. Frame individually. Discussion followed. The Grove residents will be updated as events ensue.

7- NEW BUSINESS

a- The budget was reviewed by Ms. Strack earlier in the meeting.

b- The lawsuit appeal was reviewed by Mr. Frame in his report.

c- Other:

Mr. Holden reviewed the county's new trash collection rules to go into effect in October. Various options were presented. Discussion followed. A survey will be sent to all

residents asking for their input on the choices the county is offering. When additional definitive information is received, it will be given to all residents.

8 & 9- REPORT OF NOMINATING COMMITTEE / ELECTION OF DIRECTORS

Marjie Tousignant, nominating committee chair, stated the Florida law 720, regulating homeowners associations, was amended the summer of 2013. It stated that if an HOA announced requests for candidates for the board of directors, and if there were credentials submitted by the same number of candidates as there are positions open, then no election is necessary. Therefore, at the Annual Meeting, each candidate automatically becomes a director. Discussion followed.

Dennis Holden and Ernie Pelikan are the directors, with 3 year terms (2014, 15, 16) ending in January 2017. Ms. Tousignant thanked both men for volunteering to become directors.

10- ADJOURNMENT

Prior to adjournment, Anita Korndoerfer, the Grove's webmaster, highlighted the areas of information available to anyone who visits the site. The Grove has all of its information from its history to the budget and the minutes of its meetings available on it. She noted our website enables transparency of information to all of its visitors. Thanks were given to Ms. Korndoerfer for all of her excellent work.

Ms. Grillo displayed a Certificate of Appreciation to Allan Anglis who is retiring after 6 years of service on the Board. Mr. Anglis was unable to attend, but it will be presented to him at his home. She also thanked Barb Pelikan who made the certificate.

Several questions were asked regarding the absence of guards at the West Gate, and the return to the policy previously in effect during the 2+ years when the Grove controlled the gate. Mr. Holden explained the contract the Grove Board has to have 5 security cameras installed in the gate area. They will work 24/7 and will record all vehicles entering and leaving. The record will be kept for at least 15 days. Details were reviewed with the group. Discussion followed. The cameras have been ordered and will be installed in 2-3 weeks.

The meeting was adjourned at 3:25PM.