

October 15, 2014 Meeting Minutes Grove Board of Directors

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, Marjie Tousignant, Arlene Strack, Margra Grillo, Ernie Pelikan. Dennis Holden arrived at 8:15 PM. Anita Korndoerfer was absent.

Sentry Management representative Deborah Christopher was present.

2- REVIEW AND APPROVE August 21, 2014 BOARD MEETING MINUTES

After discussion, Mr. Frame moved, Mr. Pelikan seconded, the minutes be approved as presented. The motion passed unanimously. **MOTION # 1**

3- REVIEW FINANCIAL RESULTS

a- Accounts Receivable

Ms. Christopher distributed and reviewed the September Financial statements. Discussion followed, including past due accounts. Discussion of the proposed change of insurance companies for the Directors and Officers was held. Copies of the policy from the new company will be sent to Mr. Frame, to be reviewed by the committee, before any decision is made. A meeting of the Board will be scheduled to approve a change, if it is necessary.

Ms. Christopher presented \$20.00 gift certificates, 1 from Panera, the other from Home Depot, to be given out at our block party on November 1, 2014. Thanks were given to Sentry Management for the gifts.

b- 2015 Budget

Updates on the 2014 budget were distributed. Discussion followed. It was noted that there will be money available to make a substantial contribution to our Reserve Fund. Mr. Pelikan will meet with the finance committee to prepare a 2015 budget to be presented to the Board for approval.

4- REVIEW/APPROVE GOLF CART PATH TREES TRIMMING

Mr. Frame noted the bid from Delmer Brooks was \$450.00. Discussion followed. Mr. Frame moved, Ms. Strack seconded, the bid be accepted. The motion passed unanimously. **MOTION # 2**

5- LEGAL UPDATE

Mr. Frame reviewed the status of the Harbor Hills HOA's latest suit against us. Discussion followed. He noted that several problems with the gate have been referred to the HHHOA so they can arrange for the maintenance work to be done. Discussion followed.

6- REVIEW AND APPROVE D & O INSURANCE

This was discussed under item 3.

Mr. Holden arrived at 8:15 PM

7- RULES AND REGULATIONS: TRASH CANS

Discussion was held regarding the new trash cans and pickup schedule that Lake County instituted October 6, 2014. The Grove's Rules and other documents were noted. By consensus, it was decided to review the situation after it has been in effect for a while.

8- ARCHITECTURE REVIEW

a- Common Areas

Mr. Frame noted the trees and bushes were trimmed and the weeds in the berm are being pulled. Mr. Pelikan will check on who is now mowing the empty lots and will get the information to Ms. Christopher.

b- The areas inside the Gate and the gatehouse have been trimmed and mulched.

c- It may be able to include money for mulching the berm in the 2015 budget.

Discussion followed.

9- OTHER

a- Mr. Frame noted that someone removed 7 of the large screws holding down the speed calmer device. The screws had to be replaced but whoever removed them left the washers, so it was not necessary to replace them.

b- Discussion was held about redoing the Grove directory. It was noted a new directory for all of Harbor Hills villages, including the Grove and Pine Village, is being prepared. By consensus, it was agreed not to continue to do one only for the Grove.

c- Ms. Strack updated the Board about the Block party. Discussion followed.

d- Ms. Christopher noted she needs updates of ARC activity and will need the approved budget by November 17 so it can be included in the Sentry Management mailing in December.

e- Mr. Pelikan asked the board members to email their comments and suggestions about the draft 2015 budget to him so the finance committee can consider them.

f- Mr. Holden noted another camera may be needed at the gate. Discussion followed.

10- ADJOURNMENT

The meeting was adjourned at 9:00PM.

Margra Grillo, Secretary

Approved: November 4, 2014