

March 26, 2014 Grove Board Meeting Minutes

1- CALL TO ORDER/QUORUM

President John Frame called the meeting to order at 7:05 PM at 5239 Grove Manor. John Frame, Dennis Holden, Arlene Strack, Margra Grillo, Ernie Pelikan, Marjie Tousignant, and Charlene Walker were present. No Sentry Management was present.

2- REVIEW AND APPROVAL OF JANUARY 20, 2014 MEETING MINUTES

Spelling of Carl Gessner's name was corrected and Mr. Frame moved, Ms. Walker seconded, the minutes be approved as corrected. The motion passed unanimously. **MOTION # 1**

3- FINANCIAL REVIEW

Discussion of the January and February financials was held. Mr. Frame and Mr. Pelikan will meet with the Board's accountants to set up the correct format to account for the bond monies and the manner of repayment of the amount set by Judge Semento to be paid to Harbor Hills HOA. By consensus, the Board agreed the payment of the security cameras will be listed in the budget as a security service line item and not listed as a capital outlay payment. It was noted we are in good financial condition. The cost to reconfigure the entry system's database to allow for residents' long distance telephone numbers to be called for entry access by visitors was approximately \$300.00. It has enabled many of the residents to use cell phones as their access number.

4- COMMON AREA PROJECTS

- a- Mr. Frame noted our landscaping company removed 5 dead orange trees from the area inside of the gates. To replace them, he was able to buy 10 viburnum trees in 7 gallon tubs for \$439.00. He planted them after removing the roots of the dead trees that had been taken down.
- b- Speed calming devices are being investigated for installation on Grove Heights to slow down cars that speed up after exiting through the Bella Vista gate. A decision will be made at a later meeting.
- c- Ms. Strack requested we consider spraying the citrus trees so the fruit will be more palatable. Discussion followed with the notation that after the freeze that Florida had several years ago that the growth of those trees may not be the original grafted stock.

5- GATE SECURITY

A- Maintenance-

- 1- Mr. Frame notified Carl Gessner that the West gate and the gate house need to be cleaned and power washed. Mr. Gessner replied all of the gates are scheduled to be cleaned the week of March 24, 2014. He did not mention the gate house. Mr. Frame will follow up on our request for HH to do the needed maintenance.

2- Mr. Holden reported Grove property owners voted to have garbage collected twice weekly after the county changes trash collectors in the fall. The county will be notified of that decision.

6- OTHER

7- ARC

Ms. Strack turned over to Mr. Holden several documents that Mr. Strack had regarding the ARC. Mr. Holden noted that ARC chair Bill Bowers stated there were 2 requests approved by the committee: 5123 Grove Manor-repainting the house, and removal of 2 trees from 5552 Grove Manor.

8- Miscellaneous

9- Garbage collection was discussed previously.

10- Mr. Frame noted that our CDs earned interest in 2013 that is shown as taxable income on The Grove's financial report.

11- Information from the seminar in Orlando sponsored by the Community Association Institute that was attended by Ms. Walker, Ms. Grillo, Mr. Holden, Mr. Pelikan and Mr. Frame on March 14, 2014 was noted. There are currently 6 Grove Board members who have received State Certification as required by Florida State Statute 720.

12- Mr. Holden will look into extended use of the security cameras at the West Gate.

13- Ms. Grillo will send an update of the Grove's Directory. Additional information will include a date for flower planting at the gate area, reminders for residents, including renters, to read and follow the rules, regulations and the other governing documents so they will be in compliance with them. Non-compliance may result in notices being sent to the offenders. All of the information is available on the Grove's website.

14- LEGAL UPDATE

Discussion was held about the status of the new lawsuit Harbor Hills has filed against the Grove and of the Grove's Motion for an order to show cause. Mr. Frame will arrange for a meeting of the Board members with the Grove's attorney, Rania Soliman, prior to the hearing with the judge on April 22, 2014.

15- ADJOURNMENT

The meeting was adjourned at 10:05 PM.

Margra Grillo, Secretary

Approved: May 5, 2014