

## February 23, 2015 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.

Present were: John Frame, Marjie Tousignant, Ernie Pelikan, Margra Grillo, Dennis Holden, Anita Korndoerfer, Josh Gussler.

No Sentry Management representative was present.

### 2-REVIEW AND/OR APPROVE MEETING MINUTES

- a- The January 17, 2015 Annual Meeting minutes. They will be voted on at the next Annual meeting.
- b- The January 19, 2015 Board meeting minutes were reviewed. Mr. Frame moved and Mr. Pelikan seconded the minutes be approved as presented. The motion passed unanimously. **MOTION #1**

### 3-FINANCIAL REVIEW

a-Becker and Poliakoff Expense- Mr. Frame stated our latest bill was \$4,061.00 for attorney expenses. Discussion followed. Mr. Frame noted that there is \$28,559.00 in our accounts as of February 1. Mr. Pelikan will meet with the finance committee to review the budget.

### 4- LEGAL UPDATE

A conference call will be scheduled with our attorney, Robert Taylor, prior to the hearing February 25, 2015. Discussion followed.

### 5-COMMON AREA AND BERM

Our landscapers are scheduled to trim the orange trees in February. Because the palms have been removed, Mr. Frame will discuss with them adding some other landscaping duties, to make up for their not having to take care of the palms.

## 6-OTHER

### a- ARCHITECTURAL REVIEW COMMITTEE

Mr. Holden listed some projects that have been approved by the ARC. Medina's house on Sunbeam will be painted, and Drees' home had palm trees removed. Mr. Gussler will contact Ms. Drees about the last palm in her yard. Ms. Christopher will be asked to contact 2 residents about their trees that need trimming.

### b- MISCELLANEOUS

- 1- Discussion of the speed calming device was held.
- 2- Discussion regarding residents not complying with garbage can storage rules was held. Landlords will be contacted about some renter's non-compliance. Reminder letters will be sent to all residents.
- 3- Ms. Strack turned in the deposit that was returned to her for renting the Lady Lake Community center for the annual meeting.
- 4- Discussion of putting a speed indicator on Grove Heights was held.
- 5- It was noted that the HOA update class being held in Altamont Springs was full. Discussion was held about attending one in the future.
- 6- Discussion was held regarding the fact that we are withholding payment of invoices sent from Harbor Hills. Mr. Frame had previously informed Greystone the percentages they are using in calculating the invoices are wrong. Greystone (Harbor Hills HOA's management company) has not responded to our request. We will pay the invoices when they submit them to us with the correct amounts due.

## 7-ADJOURNMENT

The meeting was adjourned at 8:20 PM.

Margra Grillo, Secretary

Approved: March 24, 2015