

April 27, 2015 Grove Board Meeting Minutes

1- CALL TO ORDER/QUORUM

President John Frame called the meeting to order at 7:04 PM at his home, 5460 Grove Manor. Members present were: John Frame, Marjie Tousignant, Ernie Pelikan, Margra Grillo, Dennis Holden, Anita Korndoerfer. Josh Gussler was absent. There was no Sentry Management present.

2- REVIEW AND APPROVE March 14&March 24, 2015 Grove Board meeting minutes

Ms. Grillo noted she had misspelled Robyn Severs last name in the draft and had corrected it. After discussion, the corrections to the March 24 regular meeting were noted. Mr. Pelikan moved, Mr. Holden seconded, the March 14 emergency meeting minutes be approved as presented and the March 24 regular meeting be approved as corrected. The motion passed unanimously. **MOTION # 1**

3- REVIEW FINANCIAL RESULTS

a & b- Accounts Receivable, Cash Projections

Mr. Frame noted our financials are in great shape. The 2 homeowners that have payment plans are following them. There is 1 property in foreclosure. The finance committee's report recommends changing the monthly depositing of monies into the reserve fund to one deposit in December. Discussion followed. Mr. Pelikan moved, Mr. Holden seconded, the Board change adding to the reserve fund from monthly deposits to December. This has been done in previous years. The motion passed unanimously. **MOTION # 2** Mr. Pelikan will notify Ms. Christopher of the change by email.

4- LEGAL UPDATE

a- Appeal

Discussion was held about the possibility of talking to an HHHOA board member regarding possible discussions about the West Gate. It was noted that during the 1421 days the gate was under Grove control, there were no crimes reported in the Grove or Pine Village. It was also noted that from May 26, 2014 until April 6, 2015 there were 12 crime reports reported to the police in Harbor Hills. Discussion followed.

Mr. Frame distributed and reviewed several draft documents that had been signed and notarized while the Grove Board was negotiating with Michael Rich, HHHOA president and Developer. It was noted the Grove's proposal was signed April 10, 2009 and Mr. Rich's on April 20, 2009. Mr. Rich's contained several changes, including the clause stating the agreement would be for 30 years. Additional review was done,

noting that at the last meeting between Grove Board members, Mr. Frame, the late Charlene Walker with Mr. Rich, held at Mr. Rich's request, on October 3, 2011 the Grove representatives presented a 5 year proposal that would have saved HHHOA over the 5 years over \$115,000 and would have saved the Grove over \$71,000 over the same 5 year period. Mr. Rich turned it down. He did not have any proposal to give to the Board. Mr. Rich asked Ms. Walker to meet with him. She did so on October 7, 2011. The Grove's new proposal included voiding the old agreement, Grove to pay 100% of Guard house expenses, all lawsuits and counter claims dropped, each pay their own legal expenses and cancellation of all outstanding invoices. Mr. Rich declined. He again had no counter offer to present. Discussion followed.

5- WEST GATE

A &B Resident Code, Service Providers

Mr. Frame noted the Post Office will be installing a lock for their access only. He also noted that the numbers on the gate code pad must be pressed-it is not a touch pad. Ms. Korndoerfer has sent out an email to our residents with that information.

6- COMMON AREA & BERM MAINTENANCE

Mr. Frame noted our present landscape company has indicated they can no longer do the work for us. Mr. Frame has contacted several other companies for bids. Mr. Frame and Mr. Holden will interview them prior to making a recommendation to the Board. Discussion followed. Delmar Brooks will be contacted to trim the orange trees at a cost of \$350.00.

7- OTHER

Mr. Holden stated 14 yard lights are not functioning. The residents will be contacted to fix them. He stated Mr. Brownfeld said he received 36 responses to his appeal survey emails with 12 yes and 24 no. Mr. Holden noted the well had been hit by lightning and he had to replace the surge protector and a breaker.

8- ADJOURNMENT

The meeting adjourned at 8:45 PM.

Margra Grillo, Secretary

Approved: May 16, 2015