

## May 16, 2015 Grove Board Meeting Minutes

### 1- CALL TO ORDER/QUORUM

President John Frame called the meeting to order at 7:00 PM at 5307 Grove Manor, Dennis Holden's house. Members present were: John Frame, Marjie Tousignant, Ernie Pelikan, Margra Grillo, Dennis Holden, Anita Korndoerfer, Josh Gussler.

There was no Sentry Management representative present.

### 2- APPROVE April 27, 2015 MINUTES

After discussion, Mr. Pelikan moved, Ms. Korndoerfer seconded, the April 27, 2015 meeting minutes be approved as corrected. The motion passed unanimously.

#### **MOTION# 1**

### 3- LANDSCAPE MAINTENANCE CONTRACT

Mr. Frame said our current landscaper, C & S, has notified him they cannot continue to honor their contract with us to provide landscaping services. They have determined that their bid was too low and they cannot do the work. Mr. Frame stated he and Mr. Holden met with several other landscaping companies. The bids were as follows:

D & D- \$33,040.00, annually-(they are not bonded)

Prestige-Pro- \$23,955.00 annually

Valley Crest- \$15,675.00 annually

Clean Air Home and Landscaping Co. stated they would not be submitting a bid.

Mr. Frame distributed an information packet from Valley Crest. It was noted they service Stonecrest and sections of The Villages. Discussion followed. Mr. Frame moved, Mr. Holden seconded, the Board to accept the bid from Valley Crest to do our landscaping. The motion passed unanimously. **MOTION # 2**

### 4- LEGAL REVIEW

Lengthy discussion was held regarding a letter sent from Matthew Black, attorney for Harbor Hills HOA, to our attorney, Robert Taylor, with a proposed Amendment to the Joint Use Agreement. It was noted that the 1999 Agreement was signed by Christopher Ainsley 3 times- as President of the Harbor Hills HOA, as President the Grove HOA and as the Developer. This means all 3 entities would have to agree to any changes or additions to that agreement. Following the discussion, Margra Grillo moved, Anita Korndoerfer seconded, that we agree that there will be NO communication between Grove HOA Board members and Harbor Hills HOA Board members or their representatives, about anything related to the West Gate while the appeal of Judge Sementos's decision is pending.

Yes: Ms. Grillo, Ms. Korndoerfer, Ms. Tousignant, Mr. Frame. No: Mr. Pelikan, Mr. Holden, Mr. Gussler. The motion was approved 4 to 3. **MOTION # 3** Mr. Frame will notify our attorney, Robert Taylor, to reply to Mr. Black's letter with the Board's decision.

## 5- MISCELLANEOUS

- a- Mr. Frame encouraged the members to go on line with Sentry Management to review the activity of our financial records. Upon checking those accounts, he noted the Board's request to stop the monthly transfer of monies to the reserves and change the deposit to December was not done. Ms. Christopher sent a proposal from Sentry Management for an alternative method of doing that. By consensus, the Board rejected their suggestion. Mr. Pelikan will contact Deborah Christopher about this matter.
- b- Mr. Frame stated he can purchase some bushes in 7 gallon containers for \$25.00 each to be planted to replace the orange trees that Delmar Brooks is removing. Ms. Grillo moved, Mr. Pelikan seconded, Mr. Frame purchase the bushes at a cost not to exceed \$250.00. The motion passed unanimously. **MOTION #4** Mr. Frame will plant them.
- c- Discussion was held regarding how far the property owners' lots extend along the cart path. It was noted Hutton's, who live on the west side of the cart path, mulched their property all the way to the edge of the path. Ms. Jacobs asked the Grove to mulch from her yard to the cart path. Discussion followed. By consensus, it was agreed to have Mr. Frame and Mr. Holden purchase and install some mulch along the east side of the cart path.
- d- Discussion of why the name on sign at the Grove gate was changed from GROVE to WEST . Mr. Frame stated that several years ago, during discussions with Tom Warren and Ed Frayer, that Mr. Pelikan and Mr. Frame agreed to have the name changed to show good faith in trying to increase community unity. Discussion followed.

## 6- ADJOURNMENT

The meeting was adjourned at 8:40 PM.

Margra Grillo, Secretary

Approved: June 15, 2015