

2016 Grove Board Meeting Minutes -January 11

1- CALL TO ORDER/QUORUM

President John Frame called the meeting to order at 6:55 PM at 5239 Grove Manor.

Members present were John Frame, Marjie Tousignant, Anita Diamond Korndoerfer, Margra Grillo, Dennis Holden, Josh Gussler. Guests present were Board of Directors candidates Terry Hudson, Brad Waldrop and home owners Sharon Neenan and Mike .

Sentry Management representative Deborah Christopher was also present.

2-APPROVE MINUTES DECEMBER 10 AND 19, 2015

After discussion, Mr. Frame moved, Mr. Gussler seconded, the December 10, 2015 minutes be approved as presented. The motion passed unanimously. **MOTION # 1** After discussion, Mr. Frame moved, Ms. Diamond Korndoerfer seconded, the December 19, 2015 minutes be approved as presented. The motion passed unanimously. **MOTION # 2**

3-THIS WAS DEFERRED TO AFTER ITEM 4-MISCELLANEOUS

4-MISCELLANEOUS

- a- Ms Christopher handed out a packet of financial information. Review and discussion of the following items was held:

- 1-Homeowners street lights that are not working, Mr. Holden will also look into it.

- 2-Review of Homeowners who are delinquent in their quarterly dues.

- 3-Review of transfer of monies into the Reserve account, noting that Sentry must finish the transfer by December 31, 2015.

- 4-Mr. Frame noted a CD matures on January 30, 2016. He has researched interest rates and recommends not changing banks and to renew that CD for 24 months at 1.25%. Ms. Grillo moved, Mr. Holden seconded, the recommendation be approved. The motion passed unanimously. **MOTION #3**

- 5-Discussion of the 2 homeowners who are habitually late with their quarterly payments was held. One is requesting not to be charged the late fees nor the charge for the intent to lien. The suggestion to agree to waive the late fees this one time only was not agreed to. The second person has also been habitually late, but more often than the persons just discussed. The Board agreed unanimously to have Ms. Christopher send a letter to that home owner informing them that their automatic gate openers will be turned off while they are delinquent. They will still be able to enter the West Gate by using the access code.

6-Ms. Christopher has informed Mr. Hudson and Mr. Waldrop, as new Board members, of the procedure to have telephone access to the Grove's financial information from Sentry Management.

7- Ms. Grillo noted some people are not adhering to the 20mph speed limit. With the increasing number of children living here, she suggested that children playing signs be looked into. Discussion followed. Mr. Frame will check on this.

8-Ms. Diamond-Korndoerfer noted the curbs and sidewalks need cleaning again. Discussion followed. Mr. Frame stated we have previously approved a 2 year cleaning cycle and they will be cleaned when that time comes up.

9-Mr. Waldrop stated he has signed up for the new Board Member certification class given by Sentry Management on February 18, 2016. Discussion of the other classes that they are offering was held.

10-Mr. Frame noted he is continuing to get information about installing transponders at the West Gate, as had been mentioned at previous meetings. Discussion followed.

11-Mr. Frame and Mr. Holden have been working on installing another camera at the West Gate, to get a clearer picture of people using the telephone entry system. Discussion followed.

12-Mr. Frame asked guest Ms. Neenan if she had any questions or comments on the meeting. She stated it was very informative.

13-Ms. Grillo reminded the Board that at the September 2015 meeting the quarterly meeting dates were set for the 2nd Wednesday of the month. 2016 meetings will be March 9, June 8, September 14 and December 14. Additional meetings will be scheduled as needed.

14-Mr. Frame stated the Annual retainer for attorneys Becker and Poliakoff remains the same. Ms. Grillo moved, Mr. Gussler seconded, the retainer be renewed. The motion passed unanimously. **MOTION #4**

3-ANNUAL MEETING AGENDA

- a- Due to a communication error, the meeting will be changed to Saturday February 20, 2016 at the Lady Lake Community center. Set up will be at 1PM, registration at 1:30, meeting 2-4, cleanup 4-4:30PM. Homeowners notifications are being sent out.

b- Review of each board member's report at the Annual meeting was as follows:

1-Legal items and update-Mr. Frame

2-Finance-Budget report-Ms. Diamond Korndoerfer

It will be noted that again there is to be no increase in dues. The last increase was in 2008 and at that time it increased only \$6.00 per quarter.

3-Reserves-overall financial position-Mr. Gussler

4-Grounds, ARC-Mr. Holden

5-Picnic, Nominations- Ms. Tousignant

6-Summary-Ms. Grillo

c-Agenda format

1-New Business- Mr. Frame will note we are closely investigating installing transponders at the West Gate in the late spring. Harbor Hills will be contacted when all of the information is available.

2-Ms. Christopher said we can use the format from last year. It was noted there is also one listed in our documents.

5-ADJOURNMENT

The meeting was adjourned at 8:35PM

Margra Grillo, Secretary

Approved: February 20, 2016