

## 2016 December 14 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. Members present were: John Frame, Marjie Tousignant, Josh Gussler, Margra Grillo, Denny Holden, Brad Waldrop. Anita Diamond Korndoerfer was absent. Deborah Christopher, Sentry Management representative arrived at 7:30 PM. Dana Delzio was present as a guest.

### 2- APPROVE NOVEMBER 16, 2016 MEETING MINUTES

Mr. Holden moved, Mr. Gussler seconded, the November 16, 2016 meeting minutes be approved as presented. The motion passed unanimously. **MOTION # 1**

### 3- FINANCIAL UPDATE

Mr. Frame noted the December cash balance is \$9,971.80. The payment coupons have been sent so the quarterly payments will be coming in soon. He noted the anticipated the January expenses should be low. Discussion followed. After Ms. Christopher arrived, she updated the status of the finances and any residents that are in arrears in their payments. Discussion of changing the gate openers to transponders was held.

### 4- GATE UPDATE

Mr. Frame stated Harbor Hills Board hired the Weiser Company to supply security personnel at the West Gate at a cost of \$46,651 per year. No such changes to the other Harbor Hills gates are planned as yet. Discussion followed. Mr. Gussler worked on some software/pin numbers for the security people to use. He will work with Ms. Diamond Korndoerfer to ensure compatibility of the systems. Weiser's may be supplying the software. Further discussion was held.

### 5- RETENTION POND UPDATE

The retention ponds will be cleaned tomorrow. Mr. Frame will direct the workers to the correct locations. He has already dug out the entry intake pipes. Discussion followed.

### 6- MAIL BOX PROPOSAL

Ms. Grillo and Mr. Frame have contacted the company that installed the Bella Vista cluster mail boxes. However, it did not submit a bid. Mr. Frame was successful in getting a bid from Postal Products Unlimited, Inc. for 10 pedestal 16 door cluster postal units for \$11,860. This includes tax and shipping costs. Information regarding the particulars of the units was distributed. Harbor Hills will be paying their share of the total cost as Pine village will have 37 of the boxes for their residents. We will be removing the old ones and installing the new ones. We will self-finance the purchase by using some of our capital reserves for the initial payment. We will make monthly payments into the reserve account until our portion of the bill is paid. Discussion followed. Mr. Frame moved, Ms. Grillo seconded, the units be purchased in the 1<sup>st</sup> quarter of 2017. The motion passed unanimously. **MOTION #2** Replacement of the old units has been approved by Mr. Rob Twist at the Lady Lake Post Office.

#### 7- SIDEWALK/CURB PROPOSAL

Mr. Frame contacted the company that had previously cleaned our curbs and sidewalks. They did not submit a bid. He contacted John McIntyre Maintenance, Inc. in Summerfield, Florida. Their bid to clean all of the sidewalks, curbs, gutters and the 2 entry hardscapes was \$3,809.52. After discussion, by consensus, it was decided to defer having that done until at least the third quarter of the 2017 fiscal year. Ms. Christopher arrived at 7:30 PM.

#### 8- MISCELLANEOUS

- a- Discussion of replacement of the bushes on the berm area was held. Mr. Frame stated R & K can provide and install the viburnum bushes for \$35 each. The largest bushes possible at that price will be purchased.
- b- Mr. Frame noted that Ms. Diamond Korndorfer has tendered her resignation from the Grove Board, effective immediately. She has served on the Board for 13 years. The position will be filled at the annual meeting. The board appreciates all the many ways that she has contributed to The Grove Board while she served on it. She will continue as webmaster and will send out the periodic communications from the Board, as needed, in the future.
- c- Mr. Holden noted an email regarding watering times and days should be sent to our residents. Ms. Diamond Korndorfer will do that.
- d- Dana Delzio will be running for the Board at the annual meeting.
- e- Discussion of future maintenance of the berm and retention ponds was held.

#### 9- ADJOURNMENT

The meeting was adjourned at 8:45PM.

Margra Grillo, Secretary

Approved: January 11, 2017