

May 6, 2016 Grove Board Meeting Minutes

1- CALL TO ORDER/QUORUM

The meeting was called to order at 7:30 PM at 5239 Grove Manor by the President, John Frame. Members present were John Frame, Marjie Tousignant, Josh Gussler, Margra Grillo, Anita Diamond Korndoerfer, Dennis Holden, Brad Waldrop. Sentry Management representative, Deborah Christopher was also present. Mr. Bob Welch was a guest.

2- APPROVE 3/23/2016 MEETING MINUTES

After discussion, Mr. Frame moved, Ms. Diamond Korndoerfer seconded, the minutes of the March 23, 2016 meeting be approved as presented. The motion passed unanimously. **MOTION #1**

3- FINANCIAL REVIEW

Ms. Christopher distributed the Financial Summary. Discussion followed. Some residents are behind in paying their assessments. Discussion followed regarding late fees. Consensus was reached that if a payment is late one time, the resident will be contacted. If more than one payment is late, Sentry Management will follow the procedures that are already in place for addressing such situations.

4- EMAIL COMMUNICATING APPEAL COURT RULING

Mr. Frame noted the Appellate Court upheld the trial court's ruling that we must have the gate closed during the day, with appropriate ways to admit the Grove and Harbor Hills HOA's residents. Discussion followed. An email will be sent to all Grove residents informing them of the status of the appeal.

5- SECURITY CAMERAS INSTALLATION

Mr. Frame reviewed what the cameras at the West gate are recording. Discussion followed. Installation of an 8 foot pole to hold a camera higher than the current pole does will be done next week. This will facilitate recording license plates on different sized vehicles. Royce Company, who is a major supplier of security cameras for the Villages, will be doing the work for us. Discussion followed.

6- VALLEYCREST(BRITEVIEW) ACTIVITIES

Mr. Frame showed our landscapers where the grass is dying in the common areas. They did the assessment and did the work to change/replace some of the heads and pipes of the irrigation system. Mr. Frame also reviewed with them our other common areas including the Berm. Discussion followed. Some dead orange trees will have to be taken down and some shrubs will need to be replaced. Many of the shrubs were put in when Harbor Hills was first built. That work will be done at the appropriate time for planting.

7- GATE CONTROL ISSUES

Several emails have been exchanged between Michael Rich and Mr. Frame regarding Harbor Hills wanting to install their transponders at the West Gate. Discussion followed. Our proposal for installing our RFIDs (transponders) this summer was reviewed. A proposed letter to Mr. Rich regarding our proposal was distributed and discussed. By consensus, it was decided to send the letter to the Board members of the HHHOA and the Property Owners of Harbor Hills instead of only to Mr. Rich. The letter will have the Grove's "Proposal for a Common Electronic Gate Entry System" attached. The presidents of the HHHOA and the POHH had signed a letter in February 2016 asking for the Harbor Hills community to begin the mending of fences. This proposal would further that request.

8- MISCELLANEOUS

- a- Mr. Gussler stated he has been going into the street to talk to speeding cars. The drivers have been cordial to him.
- b- Mr. Frame noted there was another burglary in Harbor Hills.

9- ADJORNMENT

The meeting was adjourned at 8:52 PM

Margra Grillo, Secretary

Approved: June 29, 2016