

2016 June 29 Grove Board Meeting Minutes

1-CALL TO ORDER/QUORUM

President John Frame called the meeting to order at 7:02 at his home at 5460 Grove Manor. Members present were: John Frame, Marji Tousignant, Josh Gussler, Anita Diamond Korndoerfer, Brad Waldrop. Dennis Holden and Margra Grillo were present by telephone.

Sentry Management representative Deborah Christopher was also present.

2- APPROVE MAY 6, 2016 MEETING MINUTES

After review of the minutes, Mr. Gussler moved, Ms. Diamond Korndoerfer seconded, the minutes be approved as presented. The motion passed unanimously. **MOTION # 1**

FINANCIALS

Ms. Christopher distributed the May Financials. Discussion followed. She will check to see if the next quarterly fees coupons have been sent out to Grove HOA members.

3- ELECTRONIC GATE SECURITY PROPOSAL

Mr. Frame stated the HHHOA, POHH and developer have appointed a Strategic Planning Committee to formulate a plan to “mend the fences” as was stated in the February letter from the HHHOA and POHH. Lengthy discussion followed. We have sent a proposal to those entities with a plan to install transponders that electronically open the West Gate and will be compatible with HHHOA’s gates. That proposal states the transponders will facilitate all Grove and HHHOA residents’ access through all gates. Copies of the proposal were sent to all Grove HOA members. Further discussion was held regarding the reason for our proposal and included a review of our current gate access. It was noted that our existing gate control equipment is all new and is in fine working order. The purpose of our proposal to HHHOA and the POHH is to facilitate the “mending of fences” by making the use of all gates universal.

4-LEGAL

Mr. Frame reminded the Board of the conference call with our attorney, Robert Taylor regarding an email that HHHOA board member Bill Tarinelli sent to all Grove residents requesting a poll about their opinion on having guards at our West Gate. Mr. Tarinelli sent a follow up letter requesting additional responses from our residents because not many had replied. Both letters contained a lot of incorrect information. The second one also included a

reference to a possible new lawsuit. Mr. Taylor will research some of the agreement paragraphs for possible clarifications. It was stressed that our proposal was only for transponders, not guards. Lengthy discussion followed.

5-GATE SECURITY E-MAIL UPDATE

Discussion was held regarding a meeting of the Strategic Planning Committee letter from Giac Modica, former HHHOA board member. That committee proposed hiring an outside company to do a survey of all HH HOA members, to make recommendations to increase participation at HHCC. They want \$26.00 from each HHHOA member to pay for half of the outside company's fees. HH Developer will pay the balance. Mr. Frame will meet with Mr. Modica for some clarifications.

By consensus, it was agreed to send a new letter to our members that will have the following attachments: 1-a copy of the letter and proposal previously sent to them 2-a document showing the many ways entry can be made into The Grove and Harbor Hills other than thru the gates and 3-a Harbor Hills Community Crime Watch list enumerating the 29 crimes that had been reported from HH to the Lake County Sheriff's Department in 2014, 2015 and 2016. These are to illustrate that gate "guards" do not stop crime. During the same time period, there were NO crimes in the Grove reported to the same Sheriff's Department. It should be noted The Grove has been collecting that information since 2010. NO crimes in the Grove have been reported to them during that entire time. These letters will be sent to our residents on June 30, 2016.

6-MISCELLANEOUS

After discussion regarding the access code being used for entry through the West Gate, it was agreed that Mr. Frame will contact ACT (the company that oversees the gate), to see if there are alternative options regarding access. He will report to the Board with his findings.

7-ADJOURNMENT

The meeting was adjourned at 8:30 PM.

Margra Grillo, Secretary

Approved: July 20, 2016