

September 28, 2016 Grove Board Meeting Minutes

1-CALL TO ORDER/QUORUM

President John Frame called the meeting to order at 7:02 PM at 5460 Grove Manor. Members present were: John Frame, Marjie Tousignant, Margra Grillo. Present by telephone were Dennis Holden and Josh Gussler. Anita Diamond Korndorfer and Brad Waldrop were absent. There was no Sentry Management representative present.

2-APPROVE AUGUST 29, 2016 BOARD MINUTES

There being no corrections, Josh Gussler moved, Marji Tousignant seconded, the minutes of the August 29, 2016 meeting be approved as presented. The motion passed unanimously. **MOTION # 1**

3-FINANCIAL REVIEW

Mr. Frame noted our finances are in good shape. He stated Mr. Rich is selling additional lots at Bella Vista. Mr. Frame noted the approved plat has not been available on the County's website. When the platting has been approved, according to the 1999 Agreement, our percent of cost for Gate expenses goes from 47% to 35%. Discussion followed. Mr. Gussler stated he will call a meeting of the finance committee in October. Mr. Frame noted the agenda for this meeting has some possible topics for them to discuss.

4-APPROVE CPA AGREEMENT

Mr. Frame moved we approve the 2017 contract with our CPA's, Arrington and Company, PA, for \$800 which is unchanged from previous years. Ms. Grillo seconded the motion. It passed unanimously. **MOTION # 2** Mr. Frame proposed a resolution that the president have the authority to sign a contract with an existing vendor to extend that contract, if there are no changes from the existing contract. Ms. Grillo seconded it. After discussion, Mr. Frame withdrew the resolution and Ms. Grillo withdrew her second.

5-COMMON AREA TREES

Mr. Frame stated that Delmar Brooks will charge \$500 to trim the orange trees and take down the dead ones. Mr. Frame also contacted R & K Landscapers. For \$300 they will supply 10 viburnum bushes to replace the dead trees. Topsoil and miscellaneous needs to complete the job are estimated to cost \$50. Mr. Frame requested permission to pay \$850 for the total job. Mrs. Grillo moved, Mr. Gussler seconded that Mr. Frame be authorized to spend up to \$1,000 for the project. The motion passed unanimously. **MOTION # 3**

6-REVIEW TENANT TRANSPONDER PROCESS

The Board reviewed the draft policy for distribution and use of the transponders to be effective January 1, 2017. Discussion followed. Minor changes for clarification were noted and done. Ms. Grillo moved, Ms. Tousignant seconded, the document, as amended, be approved. The motion passed unanimously. **MOTION # 4**

7-REVIEW POSSIBLE 2017 PROJECTS

Mr. Frame listed several projects to be considered for inclusion in the 2017 draft budget. Discussion was held on each item as it was mentioned. They are as follows:

- 1- Inspection of the bushes on the Berm beside Lake Griffin Road has been done. Each board member has looked at the area prior to the board meeting. Discussion followed. It was noted there are some large gaps between the bushes. The primary use for the landscaping is for privacy and noise control from the road-not for security. The fill-in plantings will cost approximately \$5,000.
- 2- Cleaning and removal of weeds in the retention ponds on # 2 and # 9 holes was discussed.
- 3- Cleaning of the curbs and sidewalks on Grove Heights was discussed. They are in worse shape than most of those on Grove Manor.
- 4- Replacement of the mail boxes at the entry to The Grove and Pine Village was discussed. Several of the boxes are rusted through. Ms. Diamond Korndoerfer has contacted the Post Office for information and several companies to get approximate costs. She will report at the next meeting.

Each board member listed the projects in order of their priority. It was the consensus that the curbs would be # 4 on the list. Discussion was held about possibly having volunteers clean the curbs. The finance committee will note the preferences when they meet and will make recommendations when the budget is being drafted. Mr. Frame will check with BrightView and R & K landscaping for estimates for doing the Berm.

8-MISCELLANEOUS

- a- See agenda item # 3 for discussion on changing the percentage to be paid when BellaVista part 2 is platted.
- b- Mr. Frame had a BellaVista resident contact him about a robbery at his home. He requested that Mr. Frame review the gate tapes to see if a particular vehicle had entered through the West Gate. The vehicle did not show up on the tape. Perhaps they entered through another gate. Mr. Frame noted someone else should also be able to review the films when such a request is given to us. Discussion followed. Both Mr. Gussler and Mr. Holden volunteered to do it.
- c- Bill Tarinelli requested someone from The Grove serve on the committee to interview security companies to provide security personnel for the entry gate. Mr. Frame asked Terry Hudson to serve on it. Mr. Hudson has a police and military background and agreed to serve.
- d- Mr. Frame noted he has started to clean the retention pond at # 9. Helping him will be Mr. Holden, Mr. Waldrop, Roger Bonyng and Dean Marshall.

9-ADJOURNMENT

The meeting was adjourned at 8:00 PM.