

February 20, 2016 ANNUAL MEETING Minutes DRAFT

CALL TO ORDER

President John Frame called the meeting to order at 2:00PM in the Lady Lake Community Center.

Because there were 3 candidates for three positions, no election was necessary therefore, their term starts at the Annual meeting.

Members present were: John Frame, Marji Tousignnt, Anita Diamond Korndoerfer, Margra Grillo, Dennis Holden, Josh Gussler, Brad Waldrop

Deborah Christopher, Sentry Management representative was present.

VERIFY QUORUM

Deborah Christopher stated that a total of 41 members were present, including 15 proxies and 26 in person. Therefore a quorum was established.

PROOF OF NOTICE OF MEETING

Ms. Christopher verified the proof of meeting was provided.

INTRODUCTION OF NEW MEMBERS

Chris and Dana Delzio and Terry Hudson were introduced to the group.

READING AND APPROVAL OF THE JANUARY 17, 2015 ANNUAL MEETING MINUTES

Secretary Margra Grillo read the minutes. Dell Williams moved, Bill Bowers seconded, the minutes be approved as read. The motion passed unanimously. **MOTION # 1**

REPORT OF NOMINATING COMMITTEE

INTRODUCTION OF 2016 BOARD OF DIRECTORS

Marji Tousignant noted that there are 2 full terms (Mr. Frame and Ms. Tousignant) and one partial term (Mr. Pelikan, who has moved out of state) are up this year. John Frame and Brad Waldrop have agreed to serve the 3 year terms. Marji Tousignant will fill the 1 year partial term. Terry Hudson had planned to run for the board, however, unexpected family situations have come up that precluded his running at this time, so Marji Tousignant agreed to serve the balance of Mr. Pelikan's term. Because there were 3 candidates for 3 positions, state law states no election was needed.

REPORTS OF OFFICERS, COMMITTEES

LEGAL: Mr. Frame reviewed the history of the legal suit Harbor Hills filed against The Grove in 2009. He noted the Grove's deed, granting the Grove ownership of the Grove gate and Grove Heights, was filed in 1996. There was an agreement in 1999 signed by

Christopher Ansley as President of the Grove HOA, President of the Harbor Hills HOA and as the Developer of Harbor Hills. The agreement was therefore contradictory to the Grove's ownership as granted by the deed. The stages of the suit from that date to the present were also reviewed. Currently, on April 21, 2016, the Court of Appeals is to hear the Grove's appeal of Judge Semento's last ruling. The Court's decision will be communicated to the residents when it is received.

FINANCIAL: Treasurer Anita Diamond Korndoerfer reviewed the budget, explaining each line item. She also noted the retention pond behind the driving range was cleaned. Mr. Frame assisted Delmar Brooks, who was hired to do the work. Mr. Holden and Mr. Waldrop also helped. The budget is balanced. At the end of the year, we were able to add \$11,000.00 to our reserves. She stated our quarterly fee of \$210.00 has not risen since 2013. It had been \$204 from 2008 to 2012. There were no questions from the audience.

RESERVES: Josh Gussler stated this has been his 1st year on the board and has been very impressed with our financial soundness. He stressed the budgets are balanced and the reserves are over \$ \$110,000. We always invest it to get the best return on our monies. We plan to have \$120,000. 00 so in the future, we will not have to have any special assessments-barring any unexpected happenings. He noted our dues and reserves are much different than the Harbor Hills HOA. He has enjoyed being on the board.

SECURITY, LANDSCAPE AND ARCHITCURAL: Denny Holden noted the West Gate is currently broken, but is being worked on. ACT should have it done soon. We modified a camera to increase the facial recognition ability. Any updates will be done as they are needed. The new telephone entry system was installed last summer. He reminded us not to give out the entry codes. We are hoping to be able to install transponders that will work on all Harbor Hills gates. We intend to start discussions to work it out with HH in the near future.

Responding to a question, Mr. Frame stressed that all fire and sheriff departments and EMS units have been given 5 ways to enter the gate for emergencies. Discussion followed.

Bill Bowers, ARC chair, reviewed the procedure for applying to the committee when you plan prior to making changes to your residence or landscaping. Mr. Bowers was thanked for his service on the committee.

Mr. Holden reminded everyone of the rules about garbage cans storage and procedure in setting them out on the street and by houses. He mentioned the regulations about cars parking on the streets.

SOCIAL: Marji Tousignant noted that the Annual picnic was a success. The street was shady and Mr. Gussler provided canopies for the food tables. The Board provided the food for the Grove attendees and the residents of Pine Village who attended. Sentry Management donated two \$25.00 gift certificates to Ruby Tuesday's. Tickets were drawn to determine the winners. Because we came in under budget, the committee will try to

provide something extra next year, perhaps live music or something else. She reminded everyone we need volunteers to help with the planning.

WEBSITE: Webmaster Anita Diamond Korndorfer reminded everyone that the website is very comprehensive with information on everything connected with the Grove. It includes our history to current minutes, documents and board member information etc. She pointed out that there are business cards on the back table with the website address.

FUTURE BOARD/COMMITTEE MEMBERS: Margra Grillo stated that the board is very proud of the status of the Grove, including the amount in the reserves and not having increased dues in 4 years. She asked that everyone consider volunteering to run for the board. Background information was given for each board member. It reflected that Ms. Diamond Korndorfer has been on the board since 2003 (she was off for one year), Ms. Grillo and Mr. Frame since 2006, Ms. Tousignant and Mr. Holden from 2013 and Mr. Gussler from 2015. She thanked the spouses of the board members for their patience and understanding. It was also noted that all Grove homeowners, including board members, pay the same dues. The Board always strives to get the “best bang for our bucks.” Thanks were given to John Frame for all of the many extra things he does for the Grove.

Ms. Grillo stressed we need people to run for the Board. She stated that all of the dates, times and places of the Board’s meetings are posted on the Gatehouse windows. All Grove property owners are welcome and are encouraged to attend.

She listed possible alternatives if no one volunteers to be on the Board:

1-The Grove Board could be dissolved and Harbor Hills could take over; 2- Sentry Management could be hired to provide a full time manager-with a corresponding increase in dues; the Board could go from 7 to 5 members-but volunteers will still be needed; 3- The Grove roads could be turned over to the county and become public roads, with the county providing for the maintenance of the roads and common grounds. She opined that no one wants any of those possible alternatives to happen.

Ms. Grillo reiterated that our dues are low because each board member is a volunteer who is dedicated to do whatever is necessary to keep the community looking good, getting the jobs done as efficiently and economically as possible. She stated our board members have done many jobs ourselves that have saved money and legal costs for us.

The Board also appreciates the support our members have given to us.

OLD BUSINESS

There was no old business

NEW BUSINESS

Mr. Frame stated he tracks our cash flow at least weekly. He estimates that by summer we will be able to propose changing to the RFID transponders for the West Gate. We anticipate that Mr. Holden and Mr. Gussler will request a meeting with one of the

HHHOA board's resident members to discuss the particulars. The presidents of the respective HOA's will not be meeting with each other. If we can come to an agreement with the HHHOA, hopefully the transition can happen. Regardless of whether an agreement can be reached, The Grove intends to install them and will provide up to 2 transponders to all of our residents. The number will depend on the residents' vehicles. Details will be worked out later.

We also hope to increase our DVR capacities in the near future.

He also encouraged each member to become involved with the various committees that are available. We welcome and need your help and input.

QUESTIONS FROM THE MEMBERS: Dana Delzio asked about spraying for mosquitos. Mr. Frame stated the county does the spraying. An individual can contact them to request it. The Board will discuss it at their meeting. She also asked about having a Grove Facebook account. She will talk with Ms. Diamond Korndoerfer about it.

ADJOURNMENT

There being no further business to come before the group, Mr. Frame adjourned the meeting at 3:30PM.

Margra Grillo, Secretary

Approved: