

## 2017 November 7 Grove Board Meeting Minutes

### 1- CALL TO ORDER/QUORUM

The meeting was called to order by the President, John Frame, at 7:05 PM at 5239 Grove Manor. Members present were: John Frame, Marjie Tousignant, Denny Holden, Margra Grillo. Members absent were Josh Gussler, Brad Waldrop and Dana Delzio. Sentry Management representative, Deborah Christopher, was also present.

### 2- APPROVE SEPTEMBER 26, 2017 MINUTES

After review, Mr. Frame moved, Ms. Tousignant seconded, the minutes be approved as presented. The motion passed unanimously. **MOTION #1**

### 3- FINANCIAL REVIEW

- a- Ms. Christopher distributed the financial reports. She noted we have \$121,835 in the reserve account as of September 30. The update on current quarterly payments was given. Discussion followed. Ms. Christopher will contact homeowners regarding obtaining copies of leases from their renters.
- b- Mr. Frame stated the McIntyre Company completed the street and curb cleaning project. They look very nice. The date to clean the homeowners' individual driveways is being rescheduled. They will be notified of the new date.

### 4-REVIEW AND APPROVE BRITVIEW BERM PROJECT CONTRACT

The berm project for removing and planting the bushes will be rescheduled until 2018. BritView is doing the work. It is projected to cost \$5,902.50. Two rows of the Viburnum bushes are to be planted to replace the rows of existing bushes. The dead ones are to be removed and new ones planted at 10 foot intervals, with an irrigation unit for each bush to be installed at the same time. The first row will be done in 2018 and the second row in 2020. Discussion followed. This will give homeowners along the Lake Griffin Road some noise relief and increased privacy for them. Because the date has been moved until 2018, action on approval of the contract was deferred.

### 5-REVIEW AND APPROVE CART PATH PROJECT

a-Mr. Frame reviewed the work done by volunteer residents to clean up after Hurricane Irma hit the area. Discussion followed. Thanks were given to Mr. Frame, Brad Waldrop and Roger Wendelken for providing gas to keep the retention pond pump working. Mr. Frame organized and worked with many of our residents to clear and remove the debris that was left. This project took place over several days. Discussion followed.

b-Mr. Frame noted that due to the hurricane's damage, 28 trees were removed along the cart path. He had the area surveyed. It showed that there was a 16 foot easement for the cart path between Hutton's house, 5343 Grove Manor, and Jacob's house, 5349 Grove Manor. However, when the path was installed, over 2 decades ago, it did not exactly follow the easement. Parts of the path were installed on the property of 5343 Grove Manor. Discussion followed. The residents at 5349 requested that a barrier of some sort be put in along the part of the cart path that parallels their home where the trees were removed.

Mr. Frame looked into the possibility of installing a 3 foot fence, starting from the cart path's apron by the road near the front of both properties. The fence would be installed on each side, and would be 3 feet away from, the path's edges. It would stop at the end of the lanai on the 5343 property, would continue along the 5349 property and would replace the existing fence along the retention pond.

The new fence would be privacy tan vinyl with the bottom 24 inches being solid and the top 1 foot being a lattice design. The cost would be \$6,220.50 including installation. The cost for replacing the existing fence by the retention pond would be \$2,424.35. As a capital outlay, this would be paid for out of our reserve account. The reserves at the end of October are \$122,963. We would add to the reserves monthly for the next 5 months until they return to \$121,220. Our goal has been to keep that account as close to \$120,000 as possible

c-Ms. Grillo suggested bushes be planted instead of constructing a fence. The landscaper she talked with recommended having slow growing bushes (Dwarf Bufordi Holly) that would be about 24 inches high. They would be planted along both sides of the cart path from the front of each house to the end of 5343 (Hutton's) lanai and to the back edge of 5349 (Jacobs') yard. They would cost \$3,625, including labor, materials and mulch. Both Huttons and Jacobs have agreed to provide the upkeep for the bushes.

d-Mr. Holden suggested that no additional changes be done to that area.

A lengthy discussion was held, after which, neither of the 2 proposals was accepted.

Discussion was held to look into the feasibility of having the McIntyre Company clean the cart path and what the cost would be. It was noted that no one could remember if it had ever been cleaned. A report will be available for the next meeting.

## 6- REVIEW AND APPROVE WEST GATE POLICY

Mr. Frame stated there have been some problems with entering new residents into the Weiser system at the West Gate. He has contacted Weiser company representatives to try to solve the problem. A new administrator for the West gate has to be named and trained. Discussion followed. Ms. Christopher noted there has been some confusion with Sentry's role and responsibility also.

The new draft gate policy was distributed, reviewed and discussed. Typos will be corrected. Ms. Grillo moved, Mr. Holden seconded, the policy be approved. The motion passed unanimously. **MOTION #2**

The policy included a provision for the temporary use of a remote transponder. The new form for checking out a temporary transponder was distributed and discussed. The checkout form will be available at the West Gate house. West Gate Security personnel will handle the procedures and keep the records for those transactions.

#### 7- MISCELLANEOUS

Mr. Holden suggested the Board reimburse the residents who helped with transporting the hurricane debris to the collection center, as well as to those who provided gas for running the pump. Discussion followed. Ms. Grillo moved, Mr. Holden seconded, the Board approve those reimbursements. The motion passed unanimously. **MOTION #3**  
Thanks were given to all the residents who helped with the cleanup.

#### 8- ADJOURNMENT

The meeting was adjourned at 9:10PM

Margra Grillo, Secretary

Approved: December 12, 2017