

2017 December 12, Grove Board Meeting Minutes

1- CALL TO ORDER/QUORUM

President John Frame called the meeting to order at 7:02 PM at 5239 Grove Manor. Members present were John Frame, Brad Waldrop, Denny Holden, Marjie Tousignant, Dana Delzio and Margra Grillo. Josh Gussler was absent. There was no Sentry Management representative present.

Guests present were Ray Durbin and Lonnie Prater.

2- APPROVE 11/7/2017 AND 11/21/2017 BOARD MEETING MINUTES

After review, Mr. Frame moved and Mr. Holden seconded, the 11/7/2017 minutes be approved as presented. The motion passed unanimously. **MOTION #1** After review, Mr. Frame moved and Mr. Holden seconded, the November 21, 2017 Board meeting minutes be approved as presented. The motion passed unanimously. **MOTION # 2**

3- FINANCIAL UPDATE

Mr. Frame reviewed the accounts that are in arrears. Discussion followed. Ms. Christopher, Sentry Management representative, will contact those home owners. Our accounts receivable is clean. Mr. Frame noted our cash balance December 1 was \$14,768. The McIntyre company bill of \$3,879.16 for cleaning the street curbs was paid in December. Our overall financial status is good.

4- CART PATH

Mr. Frame reviewed the information and proposal he presented at the November 7, 2017 meeting on the particulars and rationale for installing a 3-foot fence on each side of the cart path to replace the trees etc. that were destroyed by Hurricane Irma in September. Ms. Grillo reviewed her alternate proposal for installing bushes that would be approximately 24 inch high instead. Mr. Holden again suggested we leave the cart path as it is. Discussion followed. Mr. Frame moved we install the fence. There being no second, the motion died. Discussion continued. Ms. Grillo moved, Mr. Holden seconded, the cart path be left as it is. Yes: Ms. Tousignant, Mr. Waldrop, Mr. Holden, MS Grillo, Ms. Delzio. No: Mr. Frame. The motion passed 5-1. **MOTION #3** Discussion was held regarding the cart path itself and the need for a new apron for it. Ms. Grillo noted McIntyre Maintenance (the company that cleaned the curbs) would charge \$400.00 to clean the cart path by soft washing it. They would charge \$1,170 to high pressure clean it. The company recommended using the soft wash method.

5- BOARD OF DIRECTORS COMPLIANT

Mr. Frame reviewed the number of homeowners that actually are available to serve on the Board of Directors, then he noted the number that have not agreed to serve. Ms. Tousignant has been chair of the nominating for the past several years. She has called many residents several times during that time and has not had any/many agree to serve. Therefore, in the past, the incumbents have agreed to run again. The terms of Ms. Tousignant, Mr. Gussler and Ms. Grillo are expiring at the 2018 Annual meeting. This year circumstances have occurred that preclude each of them from serving another term. Ms. Tousignant did have

success with her calls this year with both Ray Durbin and Lonnie Prater agreeing to run. Mr. Frame thanked them for accepting. Remaining on the board will be Mr. Frame, Mr. Holden, Ms. Delzio, and Mr. Waldrop. Mr. Frame noted that our Covenants allow for the Board to be either 7 or 5 members. Discussion was held. Mr. Waldrop stated that his employer will be transferring him out of the area this year. To facilitate reducing the Board to 5 members, he will agree to resign from it effective at the Annual meeting. This would result in there being 3 returning board members and 2 new ones. Mr. Holden distributed information regarding possible areas that each of the 5 members would be responsible for. Discussion followed. Mr. Frame noted that he and Ms. Grillo had met with Art Swanton, Sentry Management's district manager, to see what it would cost the board to have them take over more of the Board's duties for us. We now pay them \$550 monthly for their services. The monthly cost for Sentry to take over the additional responsibilities, would increase by \$200 to \$750 per month. Discussion continued. Mr. Frame moved, Mr. Waldrop seconded, the Board reduce the members from 7 to 5 effective at the 2018 Annual meeting. Yes-Mr. Frame, Mr. Waldrop, Ms. Grillo, Ms. Tousignant. No-Mr. Holden, Ms. Delzio. The motion passed 4-2. **Motion #4**

6- ANNUAL MEETING

Mr. Frame noted the annual meeting is usually at the end of January. Discussion followed. Ms. Grillo will contact Lady Lake to see when the Community building will be available. Mr. Frame noted each Board member will report on an area of 2017 Board activities and finances. Discussion followed. A newsletter will be sent out with an update on Grove activities. It will include the required 30 day notification (prior to the Annual meeting) to homeowners regarding the vote to change from 7 to 5 members on the Board as well as reminders about our rules regarding each pet owner cleaning up their dog's droppings and that the animals must be kept on a leash. Also a reminder will be included that residents are NOT to put lawn clippings etc. in the street, but keep them on the area between the sidewalk and street and that leaves are not to be put into the streets either.

7-MISCELLANEOUS

- 1- Mr. Frame noted he has received a copy of the lease of the renter that had not furnished it as is required by our documents.

8- ADJOURNMENT

The meeting was adjourned at 8:40 PM

Margra Grillo, Secretary

Approved: February 6, 2018