

February 4, 2017 Grove Board Meeting Minutes

1- CALL TO ORDER/QUORUM

The meeting was called to order by John Frame at 3:10 PM in the Lady Lake Community Center. Members present were: John Frame, Marjie Tousignant, Josh Gussler, Denny Holden, Brad Waldrop, Dana Delzio. Margra Grillo was present on the telephone from Missouri.

Sentry Management representative Deborah Christopher was also present.

2- APPROVAL OF JANUARY 11, 2017 MINUTES

There being no corrections to the minutes, Mr. Frame moved, Brad Waldrop seconded, the minutes be approved as presented. The motion passed unanimously. **MOTION #1**

3- RULES AND REGULATIONS UPDATE

A-Mr. Frame distributed the draft update of the Rules and Regulations with the recommended changes to **I WEST GATE** that reflect the days and hours the security personnel are in the Gatehouse, the use of transponders and alternate access procedures for utilizing the new entry system. Discussion followed.

B- II DRIVING REGULATIONS UPDATING This is to make them consistent with our CCE&R document. Discussion followed.

C- Add: **X TRASH/RECYCLE CONTAINERS** Discussion followed.

Mr. Frame moved, Mr. Waldrop seconded, the update of the Rules document be approved as agreed to during the discussion. The motion passed unanimously. **MOTION # 2**

A copy of the approved document is attached to these minutes.

4- ELECTION OF OFFICERS FOR THE 2017 BOARD

A- Ms. Grillo nominated John Frame for president. Ms. Tousignant seconded the nomination and it was approved unanimously.

- B- Mr. Frame nominated Josh Gussler as vice-president. Mr. Waldrop seconded the nomination and it was approved unanimously.
- C- Mr. Frame nominated Ms. Grillo for secretary, Ms. Tousignant seconded. Ms. Grillo noted she would suggest someone else be secretary as her term is up in 2018. Discussion followed. Ms. Grillo agreed to serve and work with another board member to facilitate the transition. The nomination was approved unanimously.
- D- Mr. Gussler nominated Brad Waldrop as treasurer, Mr. Frame seconded. The nomination was approved unanimously.

E- Committees:

1-Grounds committee: Mr. Frame appointed Denny Holden as the chair. Mr. Holden suggested the committee be split into 2 parts, Landscaping and Infrastructure. Discussion followed. It was noted that we need to take more responsibility for doing the actual physical work, as well as securing the bids for work that needs to be done.

Mr. Frame has volunteered to do most of those responsibilities and perhaps more volunteers from the community with Board members as liaisons/members of the committees. This would relieve him of doing so much of the hard labor that has been necessary in the various projects. Sentry Management could be more involved with securing bids for the Board to approve. The Budget is balanced and we should have more funds available to pay for some of the things that need to be done. Discussion followed.

Mr. Holden moved, Mr. Gussler seconded, the Grounds Committee have 3-5 residents as members with a Board member as Board Liason, Mr. Gussler seconded. Discussion followed, including the suggestion that the committees should have a directive or explanation from the board as to what their duties/responsibilities should be. Further discussion was held. Mr. Holden moved his motion be tabled until the next meeting so that some details for the committees can be drawn up and be available at that time. Mr. Gussler seconded and the motion passed unanimously. **MOTION # 3**

2- Mr. Frame appointed Bill Bowers as ARC Chair and Mr. Holden as Board representative.

3- Mr. Frame appointed Ms. Tousignant as Social Committee chair.

5- CD Reinvestments

Mr. Frame reviewed the past practice for renewing our CD investments. The Board agreed to have Sentry Management contact the financial institutions then send the information to the Board for approval. Ms. Christopher stated that it could be done with no increase in Sentry Management fee. Discussion followed. Consensus was that it should be done that way from now on.

7-Update on New Mail Boxes

Mr. Frame noted the order for the new mail box units has been changed to accommodate the 37 lots in Pine Village and the 95 that the Grove has. They have been ordered. We will install them when they are delivered later this month.

6-BriteView Landscaping Update

Mr. Frame noted BrightView had not been monitoring the landscape irrigation system and they over watered the grass, which caused mold to grow in those areas. They will correct the problem.

8-ADJOURNMENT

The meeting was adjourned at 4:20PM.

Margra Grillo, Secretary

Approved: March 16, 2017