

March 16, 2017 Grove Board Minutes

1-CALL TO ORDER/QUORUM

President John Frame called the meeting to order at 7:04 PM at 5239 Grove Manor. Members present were: John Frame, Brad Waldrop, Margra Grillo, Marjie Tousignant, Denny Holden and Dana Delsio. Josh Gussler was absent. There was no Sentry Management representative present.

2-APPROVE FEBRUARY 4, 2017 MEETING MINUTES

Mr. Holden moved, Mr. Waldrop seconded the minutes be approved, after correcting the spelling of BrightView. The motion passed unanimously. **MOTION #1**

3-FINANCIAL UPDATE

Our balance on March 1 was \$13,287. There are very few accounts payable therefore we have some monies available for other budgeted items. Discussion followed. Sentry deposited our CD's in Valley Bank at 1% interest. The 1.25% that had been quoted was for deposits over \$100,000. Mr. Frame will check with Ms. Christopher to see if Harbor Hills has paid for their share of the new mail boxes.

4-RETENTION POND MAINTENANCE

Mr. Frame reviewed the history of the 2002 agreement between Harbor Hills and the Grove stating The Grove will do the maintenance of the Berm and Harbor Hills will maintain the retention ponds that are on Grove property, but are being used as part of the HH golf course.

HH has not been maintaining the ponds properly. Discussion followed. It has been a continual problem to try to have them do it. By consensus, it was decided to take care of the retention ponds at #2 and #9 holes ourselves. Mr. Frame received a bid from Perrigrin Precision Mowing as follows: Mowing the # 2 and # 9 retention ponds for 12 months, including cutting and spraying the areas, not to exceed \$1,300 per year. The bid from Sloans' to mow #2 and #9 retention ponds was \$3,600 per year. Discussion followed. Mr. Frame moved, Ms. Tousignant seconded, the board approve the bid from Perrigrin. The motion passed unanimously. **MOTION # 2**

5-HARDSCAPE MAINTENANCE

Mr. Frame power washed the hardscapes and sidewalks and painted the hardscape. Mr. Holden helped with painting the hardscape. Mr. Frame gave the homeowner at 5100 Grove Manor \$20 for using her water for the project. Discussion followed. By consensus, the board agreed to use Finney's Professional power wash company in the future, at a cost of \$60 for each time the walls are done. At the time they need to be washed, the nearest homeowner will be contacted for permission to use their water for the project. Mr. Frame will contact the company when the walls need washing again.

6-GOLF CART TRANSPONDERS

Some residents have asked Mr. Frame and Harbor Hills representative Bill Tarinelli about being able to purchase an additional transponder for their golf carts. Mr. Frame contacted ACT and there are transponders available at \$48.20 each. Discussion followed. The transponders ID numbers are: ego Plus Mini External Tag. ACT stocks them. Grove residents can order them through Deborah Christopher at Sentry using the same procedure as getting a regular transponder. Harbor Hills residents should use their usual procedure for ordering transponders.

7-BERM SHRUBS UPDATE

After discussion, Mr. Frame moved, Ms. Grillo seconded, we approve the installation of 17 Viburnum plants, in 15 gallon containers, at \$60.00 each. They will be planted in the open areas of the Berm. The motion passed unanimously. **MOTION #3**

Mr. Frame contacted BrightView regarding updating the plantings in the hardscapes. He reviewed the proposal for plants and annuals in those areas. The annuals will be changed 4 times a year-similar to the way BrightView does it for the Villages landscaping sites. The cost for that would be \$2,331. Discussion followed. Mr. Frame moved we approve the proposal. Mr. Holden noted he would like to have a committee formed to recommend some plantings and agreed to set up a committee for input. Mr. Holden will report back to the Board at its next meeting. The motion was changed to read: it is moved to approve putting in pine straw mulch along with the Berm plantings. The motion passed unanimously. **MOTION #4** It was noted the mulching is to be done soon and the plantings of the other 15 gallon shrubs will be done later in the year.

8-SIDEWALK/CURB PROPOSAL

Mr. Frame stated that resident Bill Stone informed him of a company in Leesburg that does power washing. Mr. Frame will check it out.

9-MISCELLANEOUS

a-Mr. Frame noted residents who rent their homes are required to furnish their renters a transponder at no charge to the leasee unless their lease states otherwise. Copies of all leases must be given to Ms. Christopher at Sentry management.

b-Ms. Tousignant noted her neighboring house has a lockbox on it. Mr. Frame will deactivate that transponder.

c- Mr. Frame stated he had some complaints about dogs and wrote a letter to the owner about the situation.

10-ADJOURNMENT

The meeting adjourned at 8:10 PM