

## 2017 April 18, Grove Board Meeting Minutes

### 1- CALL TO ORDER/QUORUM

President John Frame called the meeting to order at 7:00 pm in his home, 5460 Grove Manor. Members present were: John Frame, Josh Gussler, Brad Waldrop, Margra Grillo, Denny Holden, Marjie Tousignant, Dana Delzio. There was no Sentry Management representative present. Ms. Grillo stated the notice of the meeting had been posted at the Gatehouse, in compliance with legal requirements.

### 2- APPROVE MARCH 16, 2017 BOARD MEETING MINUTES

There being no corrections, Mr. Frame moved, Mr. Holden seconded, the minutes of the March 16, 2017 minutes be approved as presented. The motion passed unanimously.

**MOTION#1** Mr. Frame noted Deborah Christopher will be taking the minutes when Ms. Grillo is no longer on the board. Discussion followed. Ms. Christopher requested the board schedule quarterly meetings as she is not available for meetings that have short notice. Her work load includes several other associations so her calendar is not flexible. Discussion followed. By consensus, the following dates were set: the third Wednesday of each of the following months, July 19, 2017, October 19, 2017, December 20, 2017 and January 12, 2018. Mr. Frame will give her that information.

### 3- FINANCIAL REVIEW

Mr. Frame stated our account balance on March 31, 2017 was \$17,008. April expenses and HOA dues collection are within the budgeted amounts. We are still having a good cash flow. There is one house in the Grove that is being foreclosed on, but their dues are paid up. Mr. Frame reminded us the curb power washing will be done in the summer. The berm project of planting bushes and installation of the mulch is completed. BrightView was to check the irrigation system monthly, but the berm area was not working correctly. Mr. Frame and Mr. Holden checked and repaired some sections. Mr. Frame will talk with BrightView management about that situation.

### 4- REVIEW NEWSLETTER

Mr. Frame distributed the draft newsletter. Discussion followed. Some suggestions will be incorporated into it. Mr. Frame will get the PDF file to Ms. Christopher so Sentry can mail it to our residents. Discussion was held regarding the house fire at Jack and Dell Williams' home at 5302 Grove Manor.

### 5- REVIEW GATE SECURITY

Some residents are still not attaching the transponders to their windshield. Some are not using their portals to notify the security personnel about entry for contractors, but are instructing those contractors to use the telephone entry system. Discussion followed. Bill Tarinelli, Harbor Hills HOA liaison, had suggested we cover the entry box. That suggestion was not acceptable. This subject is discussed in the newsletter. We will do a review of the Rules and Regulations to make changes where necessary.

#### 6- HARDSCAPE UPDATE

Mr. Holden presented pictures of the plantings the landscape committee chose to update the Hardscapes. The committee consisted of Ruth Wendelken, John Williams, Diane Patthoff, Bob Welch and Marji Tousignant. Discussion followed. By consensus, the plan was approved. The cost will be approximately \$1,900, which is within the budgeted amount. Discussion followed regarding the requirement to have explicit board approval of monies spent by board members for Grove projects. By consensus, it was decided that committee chairmen are authorized to purchase items within their committee's budget without prior explicit Board authorization for each project. The request for reimbursement must be signed by an officer before being sent to Sentry.

Discussion was held regarding doing something to assist the Williams' family recover after the fire that gutted their house. By consensus, it was decided to purchase some basic food items they will need in their temporary quarters while their house is being restored.

#### 7- MISCELLANEOUS

Ms. Grillo noted that on March 31 she and Deborah Christopher attended the CAI seminar in Kissimmee. Topics were "Navigating the Litigation Quagmire" and a "Legal Panel Discussion". Ms. Grillo noted some highlights of the classes. Discussion followed. She will contact ARC chairman Bill Bowers regarding information pertinent to that committee.

#### 8- ADJOURNMENT

The meeting was adjourned at 8:45 PM.

Margra Grillo, Secretary

Approved: June 13, 2017