

2017 August 29 Grove Board Meeting Minutes

1- CALL TO ORDER/QUORUM

President John Frame called the meeting to order at 7:03PM at 5460 Grove Manor. Members present were: John Frame, Brad Waldrop, Josh Gussler, Margra Grillo, Marjie Tousignant, Dana Delzio. Denny Holden was present by telephone. Deborah Christopher, Sentry Management representative was also present. Carol Jacobs, visitor, was present.

2- APPROVE 6-13-2017 MEETING MINUTES

Item 5, line 2, was corrected to read "hardscape plants". Mr. Holden moved, Mr. Gussler seconded, the minutes be approved as corrected. The motion was approved unanimously.

MOTION # 1

VISITOR CONCERNS

Mr. Frame invited Ms. Jacobs to address the Board. She has concern regarding the plantings along the cart path and the area of her property that abuts it. She has had her landscapers trim them. She likes them as they act as a barrier between the path and her lot. She will get us a copy of the survey of the area showing the easement The Grove has for the cart path. She is also concerned about the roots of the trees along the cart path impinging on her septic drain field. Discussion followed on these topics. Ms. Jacobs left at 7:20PM.

3- FINANCIAL UPDATE

Ms. Christopher distributed financial statements, a draft budget for 2018 and a proposal from Sentry Management to transfer our reserve accounts to Sentry's primary bank as their interest rates are better than what we are receiving now. Ms. Christopher reviewed the financials including delinquencies. Discussion followed. Discussion about moving our monies was held. Rationale and benefits were reviewed. Action was delayed pending more discussion to be held later in the meeting. After that discussion, the Board returned to this item. Ms. Grillo moved, Mr. Frame seconded, \$1,610 be moved from the operating account and added to monies in the money market account giving us a total of \$50,000 to be moved into new account in Union Bank. The motion was approved unanimously.

MOTION #2 Mr. Frame noted our cash flow is very good. Discussion followed. Mr. Frame noted work on the 2018 budget will start. Mr. Waldrop and Mr. Gussler will work with him to draft that budget.

4- CPA CONTRACT

Mr. Frame reviewed our Arrington Contract for doing the annual audit. There has been no increase in cost for several years. Ms. Grillo moved, Mr. Gussler seconded, the contract for \$800 to do the 2017 be approved. **MOTION #3**

5- SIDEWALKS AND CURBS PROPOSAL

Mr. Frame noted we had previously discussed having them cleaned in the fall. Discussion followed. Mr. Frame moved, Mr. Holden seconded, approve a contract with John McIntyre Co. to clean them in mid-September for \$3,809. The motion was unanimously approved. **MOTION #4** They will also clean individual driveways at the homeowners' expense, if enough people sign up to have them done.

6- INSURANCE

Mr. Frame noted he, Ms. Christopher and the insurance agent for our comprehensive insurances, (not including D & C insurance, which is a separate policy), reviewed the policy, paragraph by paragraph. Discussion followed. By consensus, the Board unanimously approved the payment of \$3,834.57 for the insurance.

7- HARDSCAPE PLANTS

Mr. Holden noted some of the new plants in the hardscape area that died will be replaced by BrightView at no charge to us. Discussion followed.

8- FINE COMMITTEE

Mr. Frame reminded us our documents allow us to have a fining committee to address residents who do not comply with our rules and regulations. It was noted some residents are still leaving garbage cans out instead of having a concealment fence or bushes in place or putting them in the garage. Discussion followed. Additionally, some residents still do not have their transponders attached to their windshield, as required. Discussion followed. By consensus, it was agreed to have Ms. Christopher continue to send letters to the offenders as a committee would be very hard to establish.

9- MISCELLANEOUS

- a- Discussion was held about the presence of ants and other pests in the area.
- b- Mr. Frame noted we still have Citizens on Patrol checking The Grove and Pine Village.

This summer, The Grove's perfect record of not having had any crimes in The Grove reported to the sheriff since 2010 was broken when some unlocked cars parked in their driveways were broken into. Discussion followed.

- c- Mr. Frame noted information regarding legal requirements for trimming plants, trees etc. have been distributed to residents in the past. It appears updating the information may be needed. Discussion followed.
- d- Mr. Frame reviewed staffing at the Gatehouse. Discussion followed. Review of the Grove Gate policy is being done.
- e- The policy for the use of "temporary" transponders for use in case you have a rental car, or if you have guests for several days and other similar instances is being rewritten also. It will include the clarification requiring the resident **him or herself** must pick up the unit in person. No alternate, other representative or anyone else can get it.
- f- Mr. Frame cleaned the extensive accumulation of weeds along the maintenance road. HH did help him in some areas.
- g- The debris under the bushes along the berm need to be removed. Mr. Frame will check to see if BrightView can be contracted to do it. Mr. Gussler will contact someone he knows to see if they are insured and bonded to be eligible to be hired. Replacing the dying berm plants 1/3 at a time will be discussed when doing 2018 budget. Discussion followed.
- h- Ms. Delzio, the Grove picnic chair, stated it will be held on Saturday October 28, 2017 this year.

10-ADJOURNMENT

The meeting adjourned at 9:30pm.

Margra Grillo, Secretary

Approved: September 26, 2017

