

February 4, 2017 ANNUAL MEETING Minutes DRAFT

CALL TO ORDER

President John Frame called the meeting to order at 2:02 PM in Lady Lake Community Center.

Because there were 2 candidates for 2 positions, no election was held as each of their terms begin at the Annual Meeting.

Board members present were: John Frame, Marjie Tousignant, Dana Delzio, Dennis Holden, Josh Gussler, and Brad Waldrop. Margra Grillo was absent as she was out of town.

Deborah Christopher, Sentry Management representative was present.

VERIFY QUORUM

Deborah Christopher stated that a total of 41 members were present, including 22 proxies and 19 in person, therefore a quorum was established.

PROOF OF NOTICE OF MEETING

Ms. Christopher verified the proof of meeting was provided.

INTRODUCTION OF NEW MEMBERS

New residents, Jerry and Donna Swift were introduced to the group.

READING AND APPROVAL OF THE FEBRUARY 20, 2016 ANNUAL MEETING MINUTES

John Frame moved, Marsh Grillo seconded, that we forego the reading of the 2016 annual meeting minutes as they had been posted on the website since early 2016. The motion passed unanimously. **MOTION # 1.**

Marjie Tousignant also noted that there were 5 copies each of last year's Annual meeting minutes and the current financial report available on the back table for anyone who wanted to take a copy.

John Frame called Anita Diamond Korndoerfer forward and presented her with a card and gift from the Grove Board in appreciation of her many years of service as a Board member and for her work in getting the Board's communications to Grove residents.

INTRODUCTION OF 2017 BOARD MEMBERS

John Frame then asked the sitting board members to stand and give a brief profile of themselves. Dr. Grillo summarized Margra Grillo's information as she was out of town and unable to attend.

REPORT OF NOMINATING COMMITTEE

Marjie Tousignant noted that there were 2 full terms that end this year. Marjie Tousignant is completing the balance of Ernie Pelikan's term and Dennis Holden is completing his 3-year term.

Dennis Holden and Dana Delzio have agreed to serve the 3 year terms that will expire at the 2020 annual meeting. Anita Korndoerfer, whose term expires at the end of 2017, had resigned due to family constraints. Marjie Tousignant has agreed to finish out her term.

REPORT OF OFFICERS, COMMITTEES

LEGAL:

John Frame gave a brief history of the monies that were spent on the lawsuits HHHOA had filed against The Grove. He also explained the process for our now having security personnel working at the West gate. He believes all issues have been resolved with Harbor Hills and that our efforts for unity have been successful.

He strongly encouraged all Grove members to fill out the surveys that will be sent to homeowners about Harbor Hills. He stated it is very important to participate and to sign their names as recommendations for improving Harbor Hills will be given to the Developer by the company that developed the survey. It is very important for the Grove residents to have our thoughts communicated to them.

John Frame noted that we proposed and have completed the installation of a universal transponder system at the West Gate. This ensured that all residents of Harbor Hills, including the Grove, can access all 5 gates.

It was stated that The Grove did not feel the need for a guard. The main reason was because, as Mr. Frame cited, the police crime reports (that were only available back to 2010) showed that The Grove had NO instances of any crime reported to them during that time. However, because Harbor Hills had had several areas of problems that were listed in the police reports, they felt it was necessary to engage a guard at the West Gate. We stated that if we were to agree to have security personnel, HH would have to pay the entire costs for that person. He noted that Harbor Hills agreed and is paying those costs which are approximately \$46,000 per year. Terry Hudson was recognized as being on the committee to unify the access

through all the HH gates and of the implementation of the security personnel at the West Gate.

Instructions will be sent out to homeowners as to how to manage visitor's entry at the front gate. Homeowners were encouraged to speak with the guard. John pointed out we are in good shape financially and our budget covered the entire cost of the initial transponders that we distributed to all our residents.

FINANCIAL:

Brad Waldrop told our members that our finances look great for 2017. He noted that we will have \$16,065 operating cash in the bank as compared to \$11,000 in 2016 so we are ahead at the beginning of this year. In 2015 we spent \$46,818 in legal fees and he explained why we budgeted \$5,000 for legal fees in 2017 even though we do not anticipate having to use the monies. Expenses will remain about the same for 2017 and there will be no increase in the quarterly HOA fee. Monies spent for 2016 were for new water lines for irrigation. We used an \$825 discount coupon from BrightView to reduce the total cost. Retention ponds #9 & #2 cost \$1,400 to clean out. BrightView expenses were \$16,992 for the year. New mailboxes costing \$10,694 will be paid for out of reserves. We will pay ourselves back over the next 3 years thereby saving interest costs that would have had to be paid if we had borrowed the money from a bank. In the 2017 budget, sidewalk and curb cleaning costs are listed at \$4,000 and replacement shrubs along the berm are \$5,000 per year.

RESERVES:

Josh Gussler reiterated \$5,000 has been added to reserves for pay-back project expenses to be done without incurring any interest costs. Our share of gate expense percentage will go down from 43% to 37% when the new section of Bella Vista is platted.

COMMUNITY PROJECTS UPDATE:

Dennis Holden noted that the dying orange trees have been replaced by viburnum plants to give privacy to lots that are along Grove Heights. Replacement of damaged sod due to watering issues that were not monitored by BrightView were paid for by them. BrightView also put in a separate water line to increase water pressure to the common areas and adjusted sprinkler heads. Sand was taken out of catch basins from drainage #2 & #9 retention areas. The large catch basin behind the driving range was tended to with overgrowth being removed. The Grove had new tile flooring installed in the gate house due to the hazard of old vinyl flooring pulling up. We purchased a desk, chair, refrigerator and coffee pot for the security personnel. A second telephone line that was installed due to the new transponder system. This ended up saving us \$17.00 per month.

ARCHITECTURAL REVIEW:

Dennis Holden reminded members if they plan to do any work outside of the home that is visible they must submit an application to the ARC. The forms are available on The Grove website. Bill Bowers is the ARC chair and committee members are Roger Bonyng, Robert Pitts, Dennis Holden and Pete Strack.

SOCIAL:

Marjie Tousignant noted that the Annual block party was a success. It was held again on the street near the golf cart path. The block party committee and volunteers were recognized and thanked. The board provided the food for the Grove attendees and the residents of Pine Village who attended. Sentry management donated a \$25.00 gift card to Carrabba's. Cards were handed to attendees for a mix and meet. Prizes were given out to the Grove residents who were here the longest and the one who came from the farthest distance. This year there was a DJ who Jan Wilson had secured for the event. The workers were thanked and also those who attended. Even with paying for the DJ, the money allocated for it was not entirely spent. It was noted there were new Christmas decorations at the gate. New wreaths were purchased with the extra monies not used from the block party allocation. Some of the old decorations were donated to a charitable Thrift store.

WEBSITE:

Anita Diamond Korndorfer informed members that the new directories will be out this month. The directories are free to homeowners and are paid for by the POHH. An email will be sent out regarding pick-up locations and one directory is allotted per household.

Members were reminded that the board meeting minutes are posted on the website and the annual meeting minutes will also be posted. Anita cited some of the information that can be obtained on the website such as neighborhood map, ARC forms and board information such as the bear sighting or stray dog roaming the neighborhood.

The new email address is thegrovehoa.hh@gmail.com was set up so that Anita would not receive emails in her personal in-box. She told members all recent emails have been from the new email address and if they hit "reply" it will be saved on their computers. Anita said that she checks the emails several times per day.

The security personnel at the gate now have a database given to them so homeowners can register their 4-digit PIN code. All members are encouraged to contact the gate personnel, John Frame or herself to register their number. This can be used after hours or if they do not have their transponder in a vehicle. Residents can call the main gate by dialing 0000 and give the guard their PIN and he will open the gate. She also explained that if they want to have the

gate keypad designated to their cell phone, they can let themselves in by pressing 9 on their own phone.

OLD BUSINESS:

No old business was presented.

NEW BUSINESS:

Mailboxes have been ordered but their production was delayed due to color selection. Residents will be informed as to how they will pick up their keys once we get the boxes installed. We do not have that information at this time.

Owners are encouraged to return their old gate clickers to the security personnel at the gatehouse so they can be repurposed. 10 units will be available for sign-out at the West gate if a loaner transmitter is needed due to having a rental car or a long term house guest.

New shrubs are going to be planted over the next 3 years along the berm to give more privacy and will be budgeted over that time.

Curbing and sidewalks will be cleaned after the rainy season begins. It was noted that the company is offering, to clean residents' roof shingles, at the homeowner expense. That will have a 5-year guarantee.

QUESTIONS FROM THE MEMBERS:

Responses to questions:

a-Anita pointed out that it would be cost-prohibitive to have photos included in the directories

b-The company doing the curbing has not offered to clean individual driveways.

c-Gate entry procedures were reviewed, as was the procedure for getting an additional transponder.

d-It is not practical to have a trash can by the mailboxes because no one would empty it.

e-One member brought up the concern of vehicles parking on the streets at night with vehicle facing the wrong way. There should not be a problem because the covenants **DO NOT ALLOW ANY** parking on the streets at nights.

ADJOURNMENT:

There being no further business to come before the group, Mr. Frame adjourned the meeting at 3:05 PM.