

November 15, 2018 Grove Board Meeting Minutes
5460 Grove Manor, Lady Lake, FL 32159

1- CALL TO ORDER/QUORUM:

President John Frame called the meeting to order at 10:10 A. M. A quorum was established by J. Frame, D. Holden, D. Delzio, R. Durbin, and L. Prater. D. Christopher of Sentry Management was also present.

2- APPROVE JULY 11 AND AUGUST 19, 2018 BOARD MEETING MINUTES:

Motion #1 was made by R. Durbin, seconded by D. Holden to approve the July 11, 2018 minutes. All approved; motion passed.

Motion #2 was made by D. Delzio, seconded by R. Durbin to approve the August 19, 2018 minutes. All approved; motion passed.

a. Manager's Report: See attached.

b. Collections: **Motion # 3** was made by J. Frame, seconded by R. Durbin to continue the payment plan on Acct. 11 in the amount of \$75 per month. All approved; motion passed. Due to failure of payments as previously agreed upon for Acct. 41, **Motion # 4** was made by J. Frame, seconded by L. Prater to file an Intent to Lien. All approved; motion passed.

3- REVIEW AND APPROVE CURB/SIDEWALK CLEANING: J. Frame presented a quote from John McIntyre Maintenance Inc in the amount of \$4,468.00 which includes cleaning both the Grove Heights side of the road which The Grove owns. D. Delzio will encourage all homeowners to have their driveways done at the same time at their own expense. The price will be determined by the number of owners that sign up. **Motion # 5** was made by D. Delzio, seconded by L. Prater. All approved; motion passed.

Cash Projection was discussed by J. Frame. The third quarter coupons will be mailed by June 15th, which will generate income for the next quarter's projects. A quote is to be obtained by R. Durbin for trimming 13 palms.

4- WEST GATE:

a. Weiser Security: A new desk and chair was purchased for Ron Ledford, who will now be stationed at the West Gate and is now Supervisor over all guards at all gates.

b. Gate Security Personnel: A listing of all West Gate personnel and their schedules was passed out to the membership. Will James' schedule is Saturday, Monday and Tuesday. Ron Ledford for the West Gate on Wednesday, Thursday and Friday.

5- Common Area & Gate House Area

Mulching the Common area and Gate House area was approved in the 2019 operating budget of \$3,105.00 based on the Yellowstone contract at \$45.00 per installed yard.

6- REVIEW AND APPROVE 2019 BUDGET: **Motion # 6** was made by J. Frame, seconded by R. Durbin to approve the 2019 budget as presented. All agreed; motion passed.

7- MISCELLANEOUS: Annual Meeting; D. Delzio will investigate if the Methodist Church is available.

a. RENTENTION POND PROJECT

b. HARBOR HILLS SIGN STATUS: Harbor Hills HOA erected a sign and put it on first The Grove property and then the county right of way without permission.

c. IRRIGATION CONTROLLER

d. PAST DUE RESIDENTS: Covered in Managers Report; see Item 2.

e. GATE BATTERIES

f. PORTAL: Instructions on this will be improved and included in the New Owner package.

8- NEXT MEETING: TBD

9- ADJOURNMENT:

Motion #7 was made by D. Delzio, seconded by L. Prater to adjourn the meeting. All approved; motion passed. The meeting was adjourned at 12:25 PM.

Submitted by:
Deborah Christopher
Sentry Management

Approved: 