

2018 February 25 Grove Annual Meeting DRAFT

1- CALL THE MEETING TO ORDER

President John Frame called the meeting to order at 2:00PM in the Lady Lake Community Building. Board members present were: John Frame, Denny Holden, Dana Delzio, Marjie Tousignant, Brad Waldrop, Josh Gussler, and Margra Grillo. New Board members for 2018, Ray Durbin and Lonnie Prater were present in the audience.

2- VERIFY QUORUM

Sentry Management representative, Deborah Christopher stated that 47 homeowners were present, thereby a Quorum is established.

3- PROOF OF NOTICE OF MEETING

Ms. Christopher confirmed the notices of the meeting were sent, complying with requirements.

4- INTRODUCTION OF NEW NEIGHBORS

Mr. Frame requested any new residents to The Grove introduce themselves to the group. Joe and Louise Pulson, Jackie and Josh Blake and Pete Reynierse did so.

Mr. Frame welcomed them and thanked them for attending.

5- APPROVAL OF MINUTES OF THE FEBRUARY 2, 2017 ANNUAL MEETING

Because the minutes of that meeting had been posted on the Grove's website since February 2017, Mr. Frame moved, Joe Pulson seconded, the reading of the minutes be waived. The motion passed unanimously. By consensus, the minutes were approved as presented.

6- REPORT OF NOMINATING COMMITTEE

This was deferred until later in the meeting.

7- REPORTS OF OFFICERS, COMMITTEES

a- Mr. Frame announced there is no report because there are no legal issues left to report on.

b- Josh Gussler noted that because The Board did not have any legal fees we were able to do some capital improvements. Our reserves are \$126,000.

The new mail boxes were installed in the spring at a cost of approximately

\$13,000. We paid \$9,000 for The Grove mailboxes and Harbor Hills HOA paid \$4,000 for their Pine Village residents. The Grove Board borrowed the money from the reserve fund to pay for them. It was repaid from the 2017 budgeted monies, so the reserves remained the same.

Hurricane Irma struck in September. The co-operation of many of our residents working to clean up and remove the debris was superb. We had minimal costs to remove some of the large trees that were damaged.

- c- John Frame noted we had 2 CD's that were renewed a higher interest rate.
- d- Denny Holden reviewed the work that was done on our Green spaces:
 - 12 orange trees were replaced with fast growing viburnums
 - The hardscape floral committee, Ruth Wendelken, Barb Welch, John Williams, Diane Patthoff, and Marjie Tousignant recommended the plantings for the 2 hardscapes at the entrances of Grove Manor. They were planted and enhanced the looks of the area.
 - Parrigin's Precision Mowing Company has been retained to mow all of our retention ponds. Again, thanks to our residents who helped to clean out all of the dead leaves etc. that were in the bottom of 1 of the ponds so they now can be mowed. Thanks to John Frame and other residents for cutting large weeds and small trees that were in the large pond.
 - The trees and berm by the maintenance road that the Grove owns were cleaned.
 - The berm along Lake Griffin Road is being updated. The old and dying plants are being removed and new 4 foot high viburnums are being planted this year. This will be a multiyear project. 72 were planted the week of February 19 and cost about \$6,000. 750 bales of mulch will cost \$4,200 and will be spread around their bases.
 - The sidewalks and curbs were cleaned at a cost of \$3,879. Each of the 27 residents that had their driveways cleaned paid \$65.00 to have them done.
 - The Gate house also had some work done. The Grove does some of its maintenance. Harbor Hills provides and pays for the Security Personnel.
 - a- The lighting was upgraded to LEDs.
 - b- Storage shelves were installed inside.
 - c- The doors were repaired.

- e- Mr. Holden noted he is also the Board representative on the ARC. He reminded everyone that ARC approval must be received before any major changes to your property can be done. The Grove website has the information and forms that must be completed PRIOR to any work being done.
- Mr. Frame again expressed appreciation for each of the residents' help after the hurricane. Brad Waldrop, Roger Wendelken and John Frame kept the pump running during the hurricane to reduce the flooding of the street at the foot of the cart path. Mr. Wendelken built "the Ark" to take the debris to the collection area. Because of the hard work of all of our volunteers, the residents did NOT have to have a special hurricane assessment as Harbor Hills did!
- f- Dana Delzio reported on the annual picnic. 86 had signed up and 66 attended. Denny Holden, Ruth Wendelken, Marjie Tousignant, Chris Delzio, and Diane Patthoff helped. The music was provided by Joel's Time Travel. Karen Scarbrough provided the cake as a thank you to all of our volunteers.

Dana noted there are sign-up sheets for the committees in the back of the room. If you can work on one or more, please indicate it on those sheets. People are also needed to help decorate the West Gate for the holidays.

- g- Anita Diamond, webmaster, stated she sends the newsletters, all announcements or other info from the board. She listed some of the information that is posted there as well as all of the forms that are required to be filled out. They can be printed from the web.
- h- Brad Waldrop reviewed the budget for 2017. He noted the 2018 budget was prepared in October 2017 and is available on the website. In January 2018, we used the contingency fund for berm projects and for a new pump to pump the water out of the retention pond during the hurricane. The 2017 budget estimated income of \$80,136 and expenses of \$80,080. We met the budget projections. There has not been an increase in dues since 2013. This is partially due to the all of the work put in by our volunteers.

Mr. Frame also noted that by frugal budgeting and spending, we were able to do the many projects that have just been noted so far. Irma destroyed 29 trees along the cart path. The Board approved having a decorative wall

(approximately 200 feet long) put in along each side of the cart path. Four columns, with a solar light on each one, will be included in the walls.

Mr. Frame thanked each of the retiring 4 board members for their years of service on the Board. He presented each with a card of appreciation and a gift card for a local steak house restaurant.

i- Margra Grillo reviewed the past year's accomplishments.

- She stressed that because there were no legal fees this year, additional money was added to the reserves. She reminded the group that even when there were extensive legal fees, the board always added some money to the reserves. Now the board is able to make a more substantial contribution to it. She reminded everyone that with the board's philosophy of getting the "best bang for our bucks" and the incredible help from our residents whenever the "we need help" call went out, we were able to do a tremendous amount of "sweat equity" instead of paying to have things done. The Board has not raised dues and has not had any "special assessments for hurricane cleanup" as Harbor Hills HOA did.
- She noted that Marjie Tousignant, nominating chair, has had several years when no one would agree to serve on the board in spite of all the calling she did. Luckily, during those times, the incumbents agreed to serve additional terms.
- However, this year was different. Three current members are retiring. Luckily, Ray Durbin and Lonnie Prater agreed to serve. However, because of the lack of participation, it was a 7 member board with only 6 members. Our documents allow the Board to go from 7 to 5 members. After lengthy discussion, the Board voted to change to 5 members. The new board will be John Frame, Denny Holden, Dana Delzio, Ray Durbin and Lonnie Prater.
- She noted that she will miss serving on the Board and that it will be the first time in 45 years that she will not be a member of any board.

Marshall Grillo requested a point of personal privilege. He noted Margra has had extensive previous experience in negotiating various legal areas. He also thanked John Frame for his work in helping to negotiate some of the legal matters during the law suits. He stressed that the time they spent

and the knowledge they had was invaluable when working with the attorneys, saving the board some money for legal fees during those years.

6-REPORT OF NOMINATING COMMITTEE

Marjie Tousignant reviewed the history of her attempts to be successful in getting someone to run for the board.

- She noted that because there are 2 people running for 2 seats, state law states no formal election is require.
- She stated Josh Gussler has a new job and will be concentrating on it. Brad Waldrop may have to move away for a new position with Wal-Mart. Margra Grillo will no doubt keep busy with other clubs. She herself will still be working, but will have some free time for personal projects.

8- OLD BUSINESS

None was presented.

9-NEW BUSINESS

Mr. Frame reviewed the long range plans for the berm.

- He gave an overview of what could happen if we do not have residents “step up to the plate” and serve on the Board. He noted there are 95 lots, 4 are empty. Of the homes, 14 Are rentals. Only Grove property owners are eligible to serve on the board.
- Several options can occur
 - The Board can hire Sentry to do more managing, which would require an increase in dues.
 - Although there is some disagreement between our documents and state law, the board can be reduced to 3 members. Either way, having just 3 people deciding on the spending of our budget of over \$80,000 is not good.
 - The worst case scenario is that if there are not enough board positions filled to make a quorum as required by the By-laws, any Grove property owner could request the court appoint a receiver to manage the association. The Board members want to keep our set up the way it is-with all of us working together for success.

10-QUESTIONS AND ANSWERS

- Mr. Holden noted that he checks the outside lights by each driveway. If it is out, he leaves a reminder note for the residents to take care of it. If they do not, a letter from Sentry will be sent to the resident to fix the problem. It was noted that LED lights last longer.
- A suggestion was made to have baskets set out for litter. Mr. Frame stated that was done several years ago and no one would empty them, so it was discontinued. He will bring it up at a board meeting.
- Our documents state the length of time a boat can be kept in a driveway. Everyone should review their documents for the various restrictions that are in them so they can be complied with. They are available on the Grove website.
- Sentry contacts rental companies regarding the external condition of the properties, lawns etc. If they do not comply, notices are sent to the property owners to have the problems corrected.
- It was noted that residents should bag up the leaves in their yards and curbs so they can be collected. If not, the leaves are washed down the drains and into the retention ponds. Our volunteers just cleaned them out, and do not want to have to do it again.
- Mr. Frame reiterated the Board is hoping to complete the cart path and berm projects as well as remove the dying orange trees this year.
- Rico Albanese thanked the Board for their efforts. The audience agreed. They stood and applauded.

11- ADJOURNMENT

The meeting was adjourned at 3:15 PM.

Margra Grillo, Secretary

Approved: