

**June 10, 2018 Grove Board Meeting Minutes**  
**Lady Lake Community Center**  
**(Following membership amendment meeting)**

1- CALL TO ORDER/QUORUM

President John Frame called the meeting to order at 2:25 PM. Members present were J. Frame, D. Holden, D. Delzio, R. Durbin, L. Prater and D. Christopher of Sentry Management.

2- APPROVE 4/18/18 and 5/2/18 BOARD MEETING MINUTES

**Motion #1** was made by R. Durbin, seconded by D. Holden to approve the April 18, 2018 minutes. All approved; motion passed. **Motion # 2** was made by D. Delzio, seconded by R. Durbin to approve the May 2, 2018 minutes. All approved; motion passed.

3- FINANCIAL UPDATE

Cash Projection was discussed by J. Frame. The third quarter coupons will be mailed by June 15 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- ARCHITECTURAL (VIOLATION) REVIEW LEGAL ISSUES:

- a. Invitation Homes has not completed remediation of all the violations. A 30 day extension was requested, but not specified exactly what work would be completed. Manager will write to IH for specifics. **Motion # 3** was made by R. Durbin, seconded by J. Frame to bill Invitation Homes for legal expenses incurred by attorney Beth Patrie for correspondence she has with IH. All approved; motion passed.
- b. Tahir, 39914 Sunbeam, Overgrown trees and vegetation: D. Christopher and J. Frame have spoken to Mr. Tahir regarding the request letters to have his trees trimmed and plant beds cleaned up. A final request letter was sent with a deadline of June 4 to complete the work. He called D. Christopher asking for an extension to June 30 which he agreed to. **Motion # 4** was made by J. Frame, seconded by R. Durbin to forward this to the attorney the week of July 2 if the work has not been done. All approved; motion passed.
- c. Gussler, 5545 GM, Dog running loose: Manager to send a letter with all past notices and a recent complaint and state that Animal Control will be called if the dog continues to run loose.

4 LEASE AMENDMENT DISCUSSION: J. Frame handed out a proposed lease amendment for discussion. D. Delzio and D. Holden think it is too restrictive. J. Frame asked what a reasonable time would be for the board to study it before the next meeting. He asked that the board send ideas, thoughts via e-mail to all board members.

8- Next Meeting: Tuesday, June 26, 2018, 11 AM at Dana Delzio's home, 5411 Grove Manor.

9- **ADJOURNMENT – Motion # 5** was made by D. Delzio, seconded by D. Holden to adjourn the meeting. All approved; motion passed. The meeting was adjourned at 4 PM

Submitted by:  
Deborah Christopher  
Sentry Management

**Approved: 6/26/2018**