

January 9, 2019 Grove Board Meeting Minutes
5460 Grove Manor, Lady Lake, FL 32159

1- CALL TO ORDER/OUORUM:

President John Frame called the meeting to order at 10:05 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 November 15 2018 BOARD MEETING MINUTES:

Motion #1 was made by J. Frame, seconded by D. Holden to approve the November 15, 2018 minutes. All approved; motion passed.

3- FINANCIAL UPDATE:

- a. Sentry Management Update: D. Christopher gave a financial summary through Dec., 2018 noting that the 2018 books have not yet been finalized.
- b. Approve CD Interest Rate: Motion #2 was made by J. Frame, seconded by L. Prater to renew the Valley Nat'l. Bank CD for 13 months at a rate of 2.35%. All approved; motion passed.

4- WEST GATE:

- a. Air conditioning/Heating Unit: A new unit was installed by Munn's in December, 2018. The cost will not be shared with Harbor Hills HOA.
- b. Painting of Entrance Gates: Harbor Hills has contracted with Double R Company for refinishing of the entrance gates. The Grove's share will be approximately \$1634.00.
- c. Weiser Security has been asked to approve J. Frame as a back-up administrator which is needed when Ron Ledford is not available.

5- RETENTION POND NUMBER NINE FAIRWAY: A large oak tree was trimmed by Stanage Tree. Delmer Brooks will be removing a pine tree. Drew Logan has quoted \$9,000.00 to enlarge the retention pond by widening it. The depth would remain the same. He estimates removing 49 truckloads of dirt. J. Frame will inquire if SJRWMD will require a permit.

6- ANNUAL MEETING: Will be held on Saturday, 23, 2019 at 2 PM at Lady Lake Methodist Church,

- a. All board members have been assigned a topic to discuss with the membership. The theme of the meeting will be maintaining and improving property values. L. Prater will do a power point.

7- MISCELLANEOUS:

- a. BERM MULCH: Motion #3 was made by J. Frame, seconded by D. Holden to approve up to \$4000.00 for approximately 69 yards of mulch. All approved; motion passed.
- b. NON-COMPLIANT HOUSES: 5141 & 5147 Grove Manor, owned by Invitation Homes still need attention. Manager is to pursue this and have attorney letters sent if no response.
- c. LEGAL DOCUMENTS: J. Frame gave all present a folder of legal documents pertaining to the gate entry system, Warranty Deed for the roadways and retention areas, Dedication of Easement and Joint Use Agreement, and the Final Judgements pertaining to the lawsuit over the gate with Harbor Hills HOA. He urged the board to read and keep these important documents for future reference.

8- NEXT MEETING: TBD

9- ADJOURNMENT:

Motion #4 was made by D. Delzio, seconded by L. Prater to adjourn the meeting. All approved; motion passed. The meeting was adjourned at 1 1 PM.

Submitted by: Deborah Christopher
Sentry Management

Approved: *February 8, 2019*