

**October 22, 2019 The Grove at Harbor Hills HOA Board Meeting Minutes
5307 Grove Manor, Lady Lake, FL 32159**

1- CALL TO ORDER/QUORUM:

Vice President L. Prater called the meeting to order at 10:05. AM. A quorum was established by D. Holden, R. Durbin, and L. Prater. J. Frame and D. Delzio were absent. D. Christopher of Sentry Management was also present.

- 2- GATE SECURITY:** Security Supervisor, Ron Ledford provided a report on gate issues. New cameras and software installed by J. Frame is working well. He will be the only one to manage loaner clickers and will keep control over them. Drivers 'piggy backing' to go through the gates was discussed. The board will obtain quotes to change the gate entry making the right side of the gate for residents with transponders and the left lane to be used for anyone that does not have a transponder. Manager will have ACT contact D. Holden to request a quote.

Motion # 1 was made by R. Durbin, seconded by D. Holden to notify Access Control Technology (ACT) that Ron Ledford has authorization to call ACT to make needed changes, deletions to the system. All approved; motion passed.

3- APPROVE July 15, 2019 BOARD MEETING MINUTES:

Motion #2 made by R. Durbin, seconded by D. Holden to approve the July 15, 2019 minutes. All approved; motion passed.

4- FINANCIAL UPDATE AND MANAGEMENT REPORT:

- a. Sentry Management update: Manager provided financial summary as well as arrears. Report presented at meeting.
- b. Review 2020 proposed budget: \$8,000 will be included for making changes to the gate lanes which will entail moving the transponder signal to the right side and installing a type of divider between the lanes. There will be a budget workshop meeting on November 1, 2019 at 10 AM at the Holden home.

5- OFFICERS REPORTS:

- a. President John Frame presented his resignation effective November 1, 2019, to Sentry Management and board member Dana Delzio. Mr. Frame requested the manager report to the board that he would recommend Hank Stennes to be considered as a replacement. The board has several other residents that have shown interest and they will interview before appointing John's replacement on November 1, 2019.
- b. Architectural Review Committee; 5527 Grove Manor, Burns landscaping: The board will meet with the ARC committee to discuss the matter and reach a resolution.

6- LANDSCAPE CONTRACT:

- a. Board determined that the Yellowstone contract cannot be broken without penalty and that the work has improved. No further action will be taken until next summer. Manager will point out to Yellowstone that the hardscapes are not being taken care of as stated in the contract. Manager also reported that PLM Landscape which provided a quote is not getting good reviews from other associations that are contracted with them.
- b. Vacant Lot Mowing: **Motion # 3** was made by D. Holden, seconded by R. Durbin to have Reggae Landscape continue mowing the vacant lots. All approved; motion passed.

7- MISCELLANEOUS:

- a. Community Block Party Update – the committee is meeting on Oct. 23 for final details. L. Prater will try to attend the meeting.
- b. Rental Update: there are two new tenants, both which are grandfathered in prior to the new least amendment.
- c. Other: Dennis Holden provided a complete layout of The Grove common areas and the maintenance required. This will be very useful when asking for future landscape bids.

- 8- NEXT MEETING:** November 1, 2019, 10 AM at Dennis Holden's home.

9- ADJOURNMENT:

Motion #4 was made by D. Holden, seconded by R. Durbin to adjourn the meeting. All approved; motion passed. The meeting was adjourned at 11:58 AM.