

- 2019 February 23 Grove Annual Meeting -

1- CALL THE MEETING TO ORDER

President John Frame called the meeting to order at 2:02 PM at the Lady Lake United Methodist Church. Board members present: John Frame, Denny Holden, Dana Delzio, Ray Durbin and Lonnie Prater.

2- VERIFY QUORUM

Sentry Management representative, Deborah Christopher stated that 37 homeowners were present, either in person or by proxy. Thereby a Quorum is established.

3- PROOF OF NOTICE OF MEETING

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

4- INTRODUCTION OF NEW NEIGHBORS

Mr. Frame welcomed new owners, Pat & Howard Wainer and thanked them for attending.

5- APPROVAL OF MINUTES OF THE FEBRUARY 25, 2018 ANNUAL MEETING

Because the minutes of that meeting had been posted on the Grove's website since March, 2018, Mr. Frame moved, seconded by Mr. Stone, that the reading of the minutes be waived. The motion passed unanimously. By consensus, the minutes were approved as presented.

6- REPORT OF NOMINATING COMMITTEE

a- Introduction of 2019 Board Members: Dana Delzio, Ray Durbin, John Frame, Dennis Holden and Lonnie Prater

7- REPORTS OF OFFICERS, COMMITTEES

a- Lonnie Prater, Vice President, lead a power point presentation. The theme of the meeting is to illustrate all of the activities that have been and will be accomplished to protect property values. Each board member presented their area of work for 2018.

Ray Durbin, Director of Landscape reported that the following projects were completed:

- Cart path stone wall and lighting was installed, cart path concrete repaired
- Ray, Denny, Lonnie and John removed orange trees which resulted in a savings of \$1,500 to the HOA. 18 viburnums were planted.
- Dead berm shrubs were removed and 72 viburnums were installed. This will be an ongoing project.
- 750 bales of pine straw was installed along Lake Griffin Road
- 10 Elm and Oak trees were trimmed along Lake Griffin Road
- A dead tree was removed near the retention pond by Fairway # 2

Dennis Holden, Director of Infrastructure reported on guard house projects:

- Sliding door rollers and door locks were replaced by Dennis
- Battery maintenance for back-up gate operation is performed by Dennis monthly at a savings of \$400.
- Shrub LED accent lights replaced the old bulbs and will be ongoing.
- The 20 year old heating/AC unit was replaced by Munn's AC.
- Camera maintenance adjustment and lens cleaning is an ongoing job

Dana Delzio, Secretary and Projects reported on the houses for sale and the new committee that will focus on promoting The Grove, inter-phasing with realtors on homes for sale by producing a brochure for the owners, guards, and realtors. Volunteers on this committee are Dennis Holden, who created the idea, Margra Grillo, Lee Myers, Bob Brownfield, Chris Delzio and Anita Korndoerfer. Currently there are eight homes for sale, 2 pending to close and a total of 15 rentals. Prices range from \$190,000 to \$309,000.

Lonnie Prater, Vice President reported on upcoming projects in 2019:

- The retention pond at #2 hole will be enlarged by approximately 1/3 of the existing size to prevent the flooding issue. The pond will not be deepened and will be sodded.
- Ongoing tree trimming and tree removal as needed
- Gates will be painted
- The common areas will be mulched to improve the appearance
- The curbs and sidewalks, including the Pine Village side (owned by The Grove) will be washed. Homeowners may have their sidewalks, cleaned at the same time at a cost of \$42.50 and the same company will also wash roofs at an additional cost.
- Street sweeping to remove leaf and pollen debris from the streets will be done
- A Hardscape Committee is being sought to provide ideas to improve the appearance
- The Board is working with the Lake Co. Sheriff's office to consider patrolling the streets

Lonnie suggested owners consider the following maintenance items to increase market value by improving curb appeal:

- Repair driveway
- Trim and manicure hedges
- Mulch shrub beds
- Remove dead trees and shrubs
- Keep grass mowed and edged
- Trim and prune trees (must be 13.5' above street by DOT Code)
- Maintain yard, post and garage lights
- Power wash house, sidewalk, driveways
- Repair irrigation systems
- Paint when needed
- Repair damages promptly
- Contact the ARC committee for approval before making any exterior changes. The Architectural Review Committee members are Bill Bowers, Roger Bonyng, Ruth Wendelken, Peter Strack, Ellery Hathorn and Denny Holden serving as an alternate.

John Frame, President reported on the financial aspects of the HOA:

- The HOA fees of \$210 per quarter have stayed the same since 2012. This can give owners confidence of how closely the expenditures are monitored
- The reserve balance at December, 2018 was \$127,609. Future reserve money required is projected by getting bids from vendors for reserve items such as the upcoming roof replacement of the guard house (\$3155), Gate Controllers (\$19,195) and street paving (\$101,699).

Financial matters to keep in mind:

- Harbor Hills HOA must pay 64.81% of the gate maintenance therefore The Grove's actual exposure is \$109,564
- Reserve money is held at three different banks in money market accounts at varying interest rates and renewal dates.
- THE FINANCIAL POSITION OF THE GROVE HOA IS EXCELLENT

b- Anita Diamond, webmaster, continues to send 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. All forms and documents can be printed from the website:

<https://thegrovehh.org/>

8. OLD BUSINESS – None
9. NEW BUSINESS - None
10. QUESTIONS AND ANSWERS
11. ADJOURNMENT - The meeting was adjourned at 3:05 PM.

Deborah Christopher

Sentry Management

Approved: