

February 8, 2019 Grove Board Meeting Minutes
5460 Grove Manor, Lady Lake, FL 32159

1- CALL TO ORDER/QUORUM:

President John Frame called the meeting to order at 10:04 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 January 9, 2019 BOARD MEETING MINUTES:

Motion #1 made by J. Frame, seconded by D. Delzio to approve the January 9, 2019 minutes. All approved; motion passed.

3- FINANCIAL UPDATE:

- a. Sentry Management Update: D. Christopher gave a financial summary through January, 2019.

4- RETENTION POND EXPANSION: During heavy rains this area floods into the street. J. Frame and D. Holden are the only ones to use the pump which has to be hauled from the guard house to the area, fill with gas, monitored and refilled frequently while running. This is not an acceptable solution to this flooding. Therefore, expansion of the retention area has been proposed. J. Frame corresponded by e-mail with the St. John's River Water Management District (SJRWMD) to inquire if a permit was needed. No response was received so it will be assumed no permit will be required. **Motion # 2** was made by J. Frame to proceed with the expansion, work done by Drew Logan at an approximate cost of \$9,000.00 with the funds paid out of the reserves account and paid back at a rate of \$1,000.00 per month until reserve money is replaced. D. Holden seconded the motion; all approved; motion passed.

5- STREET SWEEPING: USA Service, a street sweeping company has been located and prices obtained. The truck is not a vacuum truck and doesn't clean the drains. This work would need to be done at least two times per season. The expense would raise the fees from \$210 to \$220 per quarter. This will be discussed at the annual meeting to see what the residents think. D. Delzio will try to get additional bids.

6- MISCELLANEOUS:

- a. NON-COMPLIANT HOUSES: 5141 & 5147 Grove Manor, owned by Invitation Homes still need attention. Manager is to pursue.
- b. 5502 Grove Manor has multiple items to be addressed; J. Frame will send list to manager.
- c. Manager to write 5503 Grove Manor that the transponder will be turned off due to arrears. They will have to access the gate using the phone entry system or calling the main gate.
- d. Munn's invoice for gate house air conditioner has not been received. Manager to call Munn's.
- e. Manager to write attorney about association accessing property to clean it up and then bill Invitation Homes.
- f. Manager to ask for lease from Invitation Homes on 5147 Grove Manor.
- g. Manager to write 5239 Grove Manor to remove the boat from the driveway.
- h. D. Delzio reported that McIntyre will clean driveways for \$43 – 47 each when they clean the curbs.
- i. J. Frame is working with the Lake Co. Sheriff's Dept. to set up road patrolling in conjunction with Harbor Hills.
- j. L. Prater gave an overview of his power point for the annual meeting.

7- NEXT MEETING: February 23, 2019, Annual Meeting and Organization Board meeting to follow.

8- ADJOURNMENT:

Motion #3 was made by D. Delzio, seconded by L. Prater to adjourn the meeting. All approved; motion passed. The meeting was adjourned at 11:45 PM.

Submitted by:

Deborah Christopher

Sentry Management

Deborah Christopher

Approved: February 23, 2019