

- 2020 February 29 Grove Annual Meeting Minutes-

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

Sentry Management representative, Bonnie Gonzalez confirmed a quorum

By consensus, the February 25, 2019 minutes were approved as presented.

Dana Delzio gave a speech by stating that “many of you may not know that our recent president, John Frame served the community for over 10 years. During that time he spearheaded the work that was allowed on whatever committee to be timeless and self guidance. John used his personal time and his talent and The Grove owes him a debt of gratitude.” Dana explained that the board has dedicated the gate house to John Frame. Dana presented John with a plaque that will be displayed at the guardhouse.

Lonnie Prater introduced Ray Yarnell as a board member finishing John Frames term.

Lonnie Prater, President, stated that the theme of the meeting is “Mobilizing our Community” The board is presenting the ideas that committees are important and getting involved should be considered for this upcoming year.

To illustrate all of the activities that have been and will be accomplished to protect property values. The following board members presented their area of work for 2019.

Dennis Holden , Director of Infrastructure reported on projects completed in 2019:

- The #9 fairway extension pond expansion to prevent over flowing in the next hurricane.
- Repaired sidewalk concrete
- Gates at guardhouse are black, not white, they were painted last spring
- The License Plate Camera was upgraded at the guard house
- Additional Viburnums were replace along Griffin Rd.
- The golf cart path sidewalks and curbs were cleaned
- Lake County Sheriff now has a contract to patrol periodically
- Produced a brochure for our real estate people that can give to customers regarding The Grove

Dennis Holden reported on future projects to be done in 2020

- Separate the gate so that there is a resident side and a non resident side
- Replace some additional bushes at Lake Griffin Rd.

Lonnie Prater welcomed the new neighbors: John and Melissa Draxinger, James and Stephanie Yost, Jeremy Grogan, Betty Spice Reed, Mark Harper and Brian Fackler, Jerolyn Mickels, Sandra Jones, James and Carol Benson, Michael and Joy Girard, Shirley Mabie, Dan and Rhonda Milstead, Jerry and Sierra Pease, James and Barbara Goodwin

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

- The Hardscapes
- Grass is dying and is being replaced with new sod
- Irrigation has faltered and that is the reason for the grass to die.

- Negotiations at the gate house were done with the current landscaper to replace the sod at no charge to The Groves

Dana Delzio reported on committees and requested homeowners to join. They are: Hospitality/Welcome, Events Committee and the Architectural review committee. Dana Delzio reported that volunteers can sign up on the lists that are on the table at the back of the room.

Ray Durbin 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, they have 30 days to respond. Lonnie explained that the ARC committee resigned over an incident and will be appointing a new committee. The notice must be posted, minutes must be taken, this will prevent any confusion of applications that have been approved. Lonnie explained that this process was never followed and going forward will be. A discussion took place regarding issues that happened with the old ARC committee.

Denny Holden suggested to have an ARC member from each street assigned to the committee. Dana Delzio explained that the process going forward will be, the homeowner sends their request to Sentry Management for recording, Sentry Management will send the request to the ARC committee and once a determination is made, Sentry Management will send the homeowner a letter. Everything is documented in the homeowners file.

A discussion took place regarding the street sweeping, cleaning up leaves from the streets so they don't end up in the retention pond. Lonnie advised that they will consider it at the next years budget.

Lonnie explained that John Frame left the community with a good financial future. Cash in the operating account is \$18,000.00 cash in reserve account \$131,348. Assets come to \$165, 539.82 which includes reserves. **THE FINANCIAL POSITION OF THE GROVE HOA IS EXCELLENT**

Dennis Holden read the nominees and suggested everyone read the bios, there were no nominations from the floor: After the vote, the following people have been nominated to the board: Dana Delzio, Dennis Holden, Hank Stennes and Marjie Tousignant

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/>

The meeting was adjourned at 3:40 PM.