

The Grove at Harbor Hills Homeowners Association
Board of Directors Meeting Minutes
November 18, 2021

Agenda 1: To confirm Robert Chimento to fill the vacancy on the board created by former board member Hank Stennes.

Agenda 2: To review and discuss lease agreements and rentals as it pertains to the "Second Amended and Restated Declaration of Covenants, Conditions, Easements and Restrictions for The Grove at Harbor Hills"

The meeting was called to order at 7:02 PM.

Present were board members Lonnie Prater, Dana Delzio, Dennis Holden, Marjie Tousignant, Ray Durbin and Ray Yarnell.

A vote was called to confirm Robert Chimento of 39909 Sunbeam Way to join the board as our seventh member. Dennis Holden called the motion, Ray Durbin seconded. All were in favor. **Motion #1**

Then the process for approving renters and intent to lease was discussed. Lonnie Prater had at the meeting a copy of a recent document from Sentry Management with the credit and background check of a recent applicant to rent the home at 5245 Grove Manor. It was agreed after discussion that unless there is a felony conviction stated on a background check, then the board would not take action to decline a renter. It is the opinion of the board that our Sentry representative receives the approval or disapproval from the Board of all applicants before going forward with any rental contract submitted to them.

Dana Delzio reviewed the restrictions for approval of the purchase of a home that the buyer must live in the home for one year prior to renting and then request approval. If at the time there are more than 10% of the homes rented, the request to rent can be declined. If a home is being purchased strictly for the intent of renting, then the board can prevent the purchase of the home. This has already been enacted once. No action would be taken if a resident sells to a party that is going to then turn around and put the home up for sale.

There is one outstanding rental agreement that has not been submitted and our Sentry representative, Donna Applegate, has been making attempts to obtain that information on the rental at 5429 Grove Manor. It had been determined through past communication that the renter may be moving from the property. Lonnie Prater will be following up with Donna Applegate.

A review of all other rentals determined that all other lease agreements are up-to-date and have been submitted to the board for our files by Sentry Management.

Meeting was called to adjourn at 7:34 PM. Dana Delzio made the motion and Ray Yarnell seconded. Meeting was adjourned.