

## **- 2021 February 27 Grove Annual Meeting Minutes-**

President Lonnie Prater called the meeting to order at 2:00 PM at the Lady Lake United Methodist Church. Board members present: Lonnie Prater, Ray Durbin, Dennis Holden, Ray Yarnell, Hank Stennes and Marjie Tousignant. Dana Delzio attended on Zoom

Sentry Management representative, Bonnie Gonzalez confirmed a quorum with 25 proxies, 16 present and 5 members on zoom.

Josh Blake made a motion to approve the February 29, 2020 minutes seconded by Joseph Pulsone, all in favor, motion approved.

Lonnie Prater thanked Dana Delzio for putting together zoom for those who wished to join but could not make it in person. He also thanked Marjie Tousignant for keeping the gate passes in order.

Lonnie Prater, President, stated that the theme of the meeting is “Beautifying Our Community” The Board has stated that committees are important and we need volunteers. A few of the committees needed are; Architectural Review Committee, Welcoming Committee and a Social Committee. Please contact a board member if you wish to join.

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 2020.

Dennis Holden , Director of Infrastructure reported on projects completed in 2020:

- Installed the Grove Message Board
- Reconfigured the Grove entrance gate for separate Resident and Vistor entry which has considerably slowed down traffic.
- The Association hired Affordable landscaping for all maintenance who does it all. Prior to this year, we had three (3) different companies for three (3) different projects; Affordable does;
  - All common areas
  - Retention ponds
  - Hardscapes
  - Empty Lot mowing
  - Griffin Road
- Cleaned/Power washed all curbs
- Power washed the Brick Structures on Lake Griffin Rd. and Hardscapes
- Planted more Viburnum on Lake Griffin Rd. We will continue our replacement of existing old shrubs.
- Streets are being swept several times to alleviate filling of our retention ponds with leaves and other debris.
- Paid for and removed a large wind damaged tree on our property adjacent to the golf course and cart path
- Dana Delzio produced standardized documents for our new residents
- Installed “In Honor Of John Frame” plaque on the gatehouse

Ray Yarnell, reported on future projects currently planned for 2021

- Replace, Repair or Reconfigure the sliding glass doors in the Guard House
- Repair and Relocate the West Gate Keypad closer to the guard house door.

- Continue planting Vibernum along Lake Griffin Rd. and remove dead or dying bushes.
- Sod the North End of #9 Pond to Stop bank erosion
- Repair concrete sidewalks adjacent to Catch Basins
- Spot repair curbs in 10 locations
- Clean the Curbs
- Power wash the cart Path Wall
- Replace Maintenance Gate/Fence
- Remove and trim trees
- Standardize house number placement to bring the community up to Lake County Code – Hank Stennes is working with (Signs by Ferris) to get numbers in reflective paint for the light posts. Names would be separate and Dog’s name with dog bone may be available.

Dana Delzio stated that Eight (8) houses were sold in 2020 with the average sale price of \$223,975.00. She welcomed the new neighbors; Claudia Rousey, Bonnie Snarski, Tami & Doug Flather, Crystal & Sean Gallager, Denise Distel, Jean Tikusis, Mike Jason, Lisa & Bob Chimento and Mike Ryan. Dana Delzio stressed the importance to make sure you welcome them when you see them.

As of February 25, 2021, three (3) houses are currently in contract for sale, all pending as of today's date

- 5520 Grove Manor
- 5141 Grove Manor
- 5153 Grove Manor

Each of these had offers within a week of listing and contracts within two (2) weeks. The average asking price: \$285,000.00.

There are currently 12 rental homes and we have a rental home cap of 10; Going forward, no one can buy a house and offer it for rent, the new rule is that you have to occupy the house before renting it out.

Lonnie Prater 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 county code)
- Maintain yard, post and garage lights (Lighting is the responsibility of the property owners)
- Don’t forget to contact the ARC (Architectural Review Committee) for approval of changing the exterior of your home.

Home Exterior Maintenance:

- Power wash home
- Paint when needed
- Check and repair Damage if needed
- Repair Driveway
- Power wash driveways

- Repair Irrigation systems
- Be wary of loose eave soffit materials especially where a roof butts into an outside wall. Raccoons, squirrels, rats can enter the attic area.
- Irrigation: The Saint Johns Water District requires sprinklers to be run only once a week during Eastern Standard Time and Twice a week during Eastern Daylight Time. Between 50-60 minutes per zone.
  - Odd house numbers; Saturday during EST. Saturday and Wednesday during Day Light Savings Time.
  - Even house numbers Sunday during EST. Thursday and Sunday during Day Light Savings Time.

Hank Stennes, Treasurer, reported on the financials:

The end of January 2021:

Cash in the Operating Account: \$28,273.79

Cash in the reserve account: \$64,368.10

Cash in the Iberia Bank (CD) \$42,133.65

Cash in Congressional Bank (CD) \$34,602.60

Total Cash: \$168,876.36 Hank stated that he will look into the process of moving reserve money into a CD to gain more interest.

Hank Stennes mentioned that the street sweeping is scheduled on a Wednesday each month. It is the responsibility of the property owners to pick up their own leaves. Hank stated that he has seen homeowners sweep leaves into the drains which goes into the retention ponds. Individual homeowners landscapers are NOT allowed to blow leaves into the drains. He suggests that all homeowners speak with their landscapers about this.

He is happy to say that the assessments have remained at \$70.00 a month (\$210.00/quarter) for the past ten years.

Marjie Tousignant, secretary reported on the Architectural Review Committee stating that Applications can be found in a file at the Grove gatehouse or by visiting the Grove website, clicking on ARC applications and printing them out. The applications should be filled out with a detailed description of what changes the resident wishes to make and the reason for them. If necessary, to include sketches or pictures of work to be done. Application requests for rental homes must be completed by the owner. Once completed, it can be returned to the gatehouse or scanned to [arcthegrove@gmail.com](mailto:arcthegrove@gmail.com).

Marjie Tousignant stated that we are always looking for volunteers! We would like to fill positions in the following new and existing committees;

- Hospitality/Welcome; We would like to see each new homeowner welcomed to our community. We're looking for a committee to connect with the new residents, bring cookies, introduce them around, etc.. This committee would also reach out to those people who might be sick or in need in our community.
- Events Committee: An events committee would be responsible for organizing our picnic, decorating the common areas for Christmas and anything else they'd like to propose. We all saw what new ideas brought to our picnic in 2019 – we had such a great turnout and it has been

remarked to us that this was the best in years. Due to COVID-19, this years blockparty has been moved to the first Saturday in November.

- Landscape Beautification Committee: This committee would make recommendations on how to keep our common areas looking pretty.
- Architectural Review Committee: This vital committee reviews new requests for changes/alterations/improvements to the outside of our homes.

If you are interested in joining any of these committees, or have ideas on others that may improve the lives and property values of our homes and homeowners, please email us at [thegrovehh.hoa@gmail.com](mailto:thegrovehh.hoa@gmail.com).

Marjie Tousinant, Secretary reported on the Website and Directory giving many thanks to our webmaster Anita Diamond Korndoerfer for her continued work at keeping us all in the loop!, She does an awesome job! Harbor Hills no longer does a directory. Anita will be emailing each homeowner individually for authorization to publish names/phones/email addresses. This will also give the homeowner the opportunity to opt out of personal information appearing in the directory.

We have four (4) ways to communicate:

- Mailbox meetings – When you see each other, there is an opportunity to say “Hi”.
- Community bulletin board – When there is something important to let you know about, it is posted on the community bulletin board.
- Email messages – These sent out from the board frequently.
- The Grove Website – <https://thegrovehh.org> This is a great source to get information. Each webpage is designed to provide you with the answers you need. Please take a few minutes and check out all the buttons at the top of the website. You will get almost all your questions answered there.

A discussion took place with Lonnie Prater stating that he wants to get neighbors involved. The front gate needs to be more friendly....”a possible slogan? A welcome sign? When you drive in, there is no friendly slogan on the gate like “Welcome home!” or when you go out the gate: a sign that says “Buckle Up” All suggestions are welcomed as we need to make the entrance more friendly.

A discussion took place regarding the speed limit 20 – people ignore it. Lonnie Prater stated that he can bring the sheriff back to set speed traps. He explained that we have a contract with Lake County Sheriffs Office so that they can come back in if the speed limit is continuing to be ignored.

A discussion took place regarding the parking of vehicles over night in the street and on the lawn. There should be no more than two vehicles in the driveways.

A question was asked if there are plans to renew the painted white line for golf carts. Dennis Holden stated that this was discussed years ago and decided against it. It is not a requirement and The Villages do not put golf cart lines on the streets with houses.

A question was asked if a wall is going to be put up. Lonnie Prater explained that a survey was done by a homeowner to see if a wall would be welcomed – Lonnie stressed that the board of directors is not getting involved and the survey was not from the board of directors. Marjie Tousignant stated that she has asked for the results of the survey and have not received them.

With no further business to discuss, Joseph Pulsone made a motion to adjourn the meeting seconded by Louise Pulsone, all in favor, the meeting was adjourned at 3:11 PM.