

The Grove at Harbor Hills
Board Meeting Minutes
April 28, 2021, 7 P.M.

Lonnie Prater called the meeting to order at 7:14 p.m., Those board members present were: Lonnie Prater, Dana Delzio, Dennis Holden, Ray Yarnell, Marjie Tousignant and Hank Stennes. Ray Durbin was not present. Bonnie Gonzalez of Sentry Management was also present.

Hank Stennes made a motion to approve the March 24, 2021 minutes as corrected, seconded by Marjie Tousignant, all in favor, motion passed

UNFINISHED/NEW BUSINESS:

- Standard House Number Plaque – **TABLED**
- A discussion took place regarding the roof replacement at the guard house. Dennis Holden stated that there is a major roof problem at the guardhouse. The roof sheathing is rotted underneath the northwest corner. Hank Stennes questioned if the repairs are covered under the insurance, Dana Delzio also suggested the insurance to be contacted. Dennis Holden explained that he reached out to McHale, Sacks and Batterbee roofing. Batterbee is the only one that provided an estimate of \$2,590.00. Dennis Holden stated that there is no danger to the guards nor is the electrical an issue. Bonnie Gonzalez will check on the insurance to see if the repair is covered and Hank Stennes will provide a chart of accounts number. Dana Delzio made a motion to replace the guardhouse roof not to exceed \$3,000.00 seconded by Hank Stennes, all in favor, motion passed.
- Process for violations – Lonnie Prater explained that the board does not know who has been sent violation letters and a process needs to be in place. Dana Delzio explained that a drive around should be done once a week, the violation letter needs to give a date of correction. The Homeowner is to go directly to the Sentry representative if they have any questions, **not the board**. If it is not addressed, a second letter will be sent which is a little more forceful. By the third letter, it tells them that if the violation is not corrected it will be sent to the attorney. The Board is not to get involved, all contacts are made to the Sentry representative. After the third letter, it is sent to the attorney where they will indicate that a lien may be placed on the house. The Sentry Representative should drive around with a board member. Bonnie Gonzalez corrected Dana Delzio by stating that the current contract with Sentry Management states “periodic” visits, not weekly visits. It was suggested for Bonnie Gonzalez to speak with Katie Ciccotilli to see how often someone will drive around. Dana Delzio suggested that the letter should advise the homeowner to contact Sentry Management within a week of the letter and the violation needs to be completed within 30 days. Dana Delzio will type up the instructions for the board to review.
- Hank Stennes stated that the financials look good, we are under budget for the first quarter, there are some questions Hank Stennes will discuss with Bonnie Gonzalez regarding the expenses. Hank Stennes agreed to contact Bonnie Gonzalez on Monday. Lonnie Prater would like a follow up regarding the Walker account.
- Hank Stennes has sold his house with a closing scheduled for June 1st. He will remain the treasurer until the end of May, a new board member will need to be appointed by the Board of Directors.

The next meeting date is scheduled for 5-25-21 at 7 p.m.

There being no further business to discuss, Lonnie Prater made a motion to adjourn the meeting at 8:15, Dennis Holden seconded the motion, all in favor, meeting adjourned.