

The Grove at Harbor Hills Homeowners Association
Board of Directors Meeting Minutes
July 13, 2021

Lonnie Prater called the meeting to order at 7:10. Board members present were Lonnie Prater, Dana Delzio, Ray Durbin, Ray Yarnell and Marjie Tousignant. Dennis Holden and Donna Applegate were present via Zoom.

Marjie Tousignant posted the notice of meeting 48 hours prior to the meeting at the guard house and community bulletin board.

Marjie Tousignant made a motion to approve the June 22, 2021 meeting minutes. Motion was seconded by Dennis Holden. All in favor, motion passed. MOTION 1

Donna Applegate read the manger's report.

New Business: Financial report- Cash in Operating Account \$40,826.06. Cash in Reserve Account \$67,631.85 Capital Bank MD (CD) \$42,410.65. Congressional Bank (CD) \$34,270.18. Total in Reserves \$144,312.68

Ray Durbin and Donna Applegate did a check of the retention pond on #9. They will be looking into getting someone to analyze the situation with the pond drainage issues flooding the road. The diseased trees along the golf cart where The Grove section ends was discussed and this will be brought to the attention of Harbor Hills. Donna Applegate will call Holly Nichols who is the Sentry Management representative for the Harbor Hills Association to bring that to their attention.

Review of neighborhood violations: Donna Applegate did a drive-through of the community to update the progress of violations of properties sent notice and there has been a good response from homeowners getting things done at their property. It was decided that those who have issues with driveways that are being cracked and lifted due to tree roots growing under the concrete would be given a grace period due to the expense and securing contractors to do the work.

Ray Durbin had a discussion with Josh of Affordable Lawn Care regarding the height of the viburnums along Grove Heights. Josh will come back with a lift so they will be able to trim the shrubs in the Fall to a height of 7.5 feet.

It was noted that the guard house needs the soffits and eaves swept. It was determined that power washing was not needed at this time. Ray Yarnell volunteered to sweep the eaves and soffits.

A discussion of the holiday policy regarding restrictions to allowing entry on holidays to the West Gate was discussed. An email was sent out to residents regarding this Gate Policy and the document was revised by Dana Delzio to include the policy for holidays. Also added to the West Gate Policy document was regarding the allowance of process servers to be given entrance without prior owner notification according to Florida statute 48.031 (7). A copy of the revised West Gate policy is available on The Grove Website.

Old Business:

Lonnie Prater has spoken to Delmer who has not been out to trim the trees along Lake Griffin Road. Delmer told Lonnie he will get to it this week.

An update was given regarding the re-shingling and repair of the roof at the guardhouse by Batterbee. Lonnie Prater has spoken to Batterbee and he was told they have all the materials to do the re-roofing, they are just waiting on a special lift to remove the Cupola on top of the guard house in order to do the work.

A review and discussion regarding the second amended restated declaration of covenants and restrictions in regards to leasing of properties in The Grove took place. So far we have received a copy of four of the lease agreements. Donna Applegate is working to receive the remaining six. Notifications had been sent to all the owners or managers of the ten rentals along with a copy of the amended document pertaining to leasing of home in The Grove. We have requested Donna to take further measures to obtain all the lease agreements.

Annual block party was not discussed as was written in the June 22, 2021 meeting minutes.

Next meeting was not scheduled at this time but projected to be some time toward the end of August.

Meeting adjourned - Dana Delzio motioned and Ray Durbin seconded the motion. MOTION 2