

The Grove at Harbor Hills HOA Board Meeting Minutes
December 7, 2021

Notice of meeting was posted 24 hours prior to the meeting. Present were board members Lonnie Prater, Dana Delzio, Dennis Holden, Marjie Tousignant, Ray Durbin, Ray Yarnell and Robert Chimento. Present via Zoom was Donna Applegate the Sentry Management representative for The Grove.

Meeting was called to order at 7:05 PM

Motion #1 Approval of November 18, 2021 meeting minutes. Dana Delzio made the motion to approve the minutes as written, Ray Durbin seconded. All in favor – motion passed.

Donna Applegate gave the manager's report and financial status review. Donna has sent a request to Holly Nichols who is the Sentry representative for Harbor Hills HOA regarding removal of the dead trees along the Harbor Hills side of the golf cart path. Holly is looking into it and will get back with Donna. The new lease agreement for 5245 Grove Manor was received and it was sent to us for our records. Donna has sent out to Connie at Morris Realty a request to send the intent to lease for 5429 Grove Manor which had been vacated by the former renter and is currently for rent.

Motion #2 Approval of the 2022 budget. Dennis Holden made the motion to approve the budget and Ray Yarnell seconded. Motion passed. Marjie Tousignant will send to Anita Korndoerfer to post on the website.

Lonnie Prater gave an update on the status of the re-shingling of the guard house. Batterbee roofing had given a commencement date of December 2 which Lonnie has been told is delayed because the permit had expired and they need to apply for a new permit before beginning work. The new permit has been picked up and Batterbee is working to reschedule the work on the roof.

Ray Durbin gave an update on the viburnums that are being trimmed along Grove Heights. The work is in the process of being trimmed to 8 feet. Josh of Affordable Lawn Care Service told Ray that the vines that were invading the viburnums have been sprayed, so they have to wait 2 weeks before completing the trimming.

Donna Applegate noted that she will send out a few violation notices regarding parking of vehicles on the lawn and more than 2 vehicles being parked in a driveway.

Dana Delzio brought up the discussion of gifts to the two guards at The West Gate and it was decided that we will give them a cash gift using the Iberia Debit card for miscellaneous expenses.

Dana Delzio also brought up a discussion regarding repaving of the roads as a few owners had inquiries regarding any plans to do so. Dennis Holden stated that the roads are in good repair and that the estimate that The Grove received in past years was based on the price of oil which has gone up considerably since then so it would not be necessary to do any repaving and the cost could possibly take all our reserves. Dennis Holden has gotten an estimate for the areas of the curbing that need repair which is in the budget. It was also discussed should a contractor that is doing work at a home and leaves a stain on the asphalt be requested by the homeowner to clean the staining. It was pointed out that the climate and weather conditions over time seem to fade any road staining.

Dana Delzio has requested the form to reserve the Lady Lake Methodist church hall for the annual meeting we would like to schedule for February 26th, 2022. Dana is still waiting for a response.

Donna Applegate suggested we have a special meeting to discuss the renewal of the MRTA. The Homeowners' Association Act now requires that each year, at its first board meeting (excluding an organizational meeting to select officers) following the homeowners' annual meeting, the board of directors "shall consider the desirability of filing notices to preserve the covenants or restrictions affecting the community or association from extinguishment under the Marketable Record Title Act[.]" § 720.303(2)(e). We have set the meeting for January 18th at 7:00 PM.

Motion #3 Due to the fact that Sentry Management has waited until December 15th to communicate changes in making HOA payments to The Grove at Harbor Hills and some owners have or may have already sent checks to the former address rather than sending them now to the new P.O. Box in Tampa, a motion was made to suspend any late fees for the January 1, 2022 due date. Dana Delzio made a motion to approve, Ray Durbin seconded. Motion passed.

There being no further business to discuss, Lonnie Prater made a motion to adjourn the meeting at 8:10 PM. Robert Chimento seconded. Meeting was adjourned.

APPROVED