

The Grove at Harbor Hills Homeowners Association  
Board of Directors Meeting  
November 3, 2021

Meeting called to order at 7:02 PM. Members in attendance: Lonnie Prater, Dana Delzio, Dennis Holden, Marjie Tousignant, Ray Durbin and Ray Yarnell. Donna Applegate of Sentry Management via Zoom.

Minutes from September 21, 2021 meeting were reviewed and approved. Dana Delzio motioned to approve and Dennis Holden seconded.

Report from Block Party Committee: 110 confirmed responses. Residents will be handed vouchers for a meal at the food truck and guests will be able to order and pay at the food truck. Block party to be held on Sunbeam Way. The 2 canopies will be set up and cones to block of any possible thru traffic.

Financial review given by Donna Applegate of Sentry Management. Lonnie Prater is completing the form whereby checks can be written from the account with Iberia Bank where The Grove has a credit/debit card. Donna Applegate added money to the account to raise the balance to \$3,000 in order to cover expenses for the Block Party and any additional purchases of board members for repair items or materials for The Grove HOA.

Donna Applegate informed us of some increases for 2022 in the budget such an increase in postage. A meeting of the finance committee to finalize the 2022 budget is to be scheduled.

**Old Business:**

Rental Review – Donna Applegate reported that there is only one outstanding lease agreement that had not been obtained from Morris Realty who manages 5429 Grove Manor for the owners. It was noted that the renter currently at that property will be moving out. All other rental agreements are up-to-date.

Lonnie Prater gave an update on the re-roofing of the guard shack. Batterbee Roofing, Inc. has given Lonnie a date of December 2<sup>nd</sup> to begin the work.

A solution to the drainage at the retention pond at #9 with extending the drainage pipe is needed. Donna Applegate at Sentry will be looking into getting someone to survey the situation. Dennis Holden suggested they get an estimate from Josh to place sod at the north end of #9 to stop bank erosion.

Notices to residents that were sent regarding roof cleaning, driveway pressure washing and driveway repairs was discussed. It has been determined that no one should be requested to have their roofs pressure washed due to that causing damage to shingles and in some cases voiding warranties for the newer roofs. Also discussed was to possibly hold off the request for pressure washing driveways until after the acorns drop was discussed. Donna Applegate is to schedule another drive through the community next week and will make note of completion by owners who received violation notices and driveways that still need pressure washing.

A brief discussion regarding reflective house numbers on the lamp posts took place. This is still a topic which has not reached a viable way to proceed in making this a uniform community endeavor.

Ray Yarnell has been pricing having new signs at the front gate that have the Grove logo and wording such as “welcome” or “welcome home”. It had been discussed at a previous meeting by Dana Delzio that

the current signs are instructive but not very welcoming. A discussion took place as to the replacement of the old signs and the placement of the new signs.

### **New Business:**

Donna Applegate informed us of some increases for 2022 in the budget such an increase in postage. A meeting of the finance committee to complete the 2022 budget is to be scheduled to finalize the budget so that Sentry Management can mail out coupons for the quarterly HOA dues to homeowners.

Scheduling of the annual Grove HOA members meeting: Dana Delzio will contact the Lady Lake Methodist Church to see which Saturday in February the hall will be available. Dana will also begin canvassing residents to fill the open position on the board. Dana will also contact the newer residents of The Grove to solicit for board members. One vacancy remains since a former board member sold and moved away in 2021.

Discussed briefly regarding the need to repair concrete sidewalks adjacent to catch basins which will need to be done for liability reasons. Also, Dennis Holden has noted the need for spot repairs on curbs in 10 locations.

Ray Durbin suggested that we hire a tree trimming company that he has noted with all the equipment including bucket truck and chipper to trim the overhanging trees on the road to the required 13.5 feet by the county and then also include trimming the trees to 8 feet over the sidewalks. Ray Durbin has already spoken with one company that has a reasonable daily rate and has pointed out that their daily rate will increase in 2022. The Grounds committee is to look into getting official bids for the work.

Dana Delzio suggested we come up with a plan to assist people in painting their lamp posts. Some residents have already painted them, but it is being considered if the board wants to directly take on the task of painting posts for residents.

The next board meeting is scheduled for Tuesday, November 30<sup>th</sup> at 3:00 PM.

Meeting called to adjourn at 8:21 P.M. by Dana Delzio, Ray Durbin seconded.