

The Grove at Harbor Hills Board Meeting Minutes January 25th, 2022

Notice of meeting was posted 24 hours prior to the meeting. Due to unforeseen circumstances this meeting which was previously to take place on January 18th was moved to the above date. Present were board members Lonnie Prater, Dana Delzio, Dennis Holden, Ray Durbin, Ray Yarnell, Robert Chimento and Marjie Tousignant. Donna Applegate of Sentry Management was present via Zoom.

Meeting was called to order at 7:02 P.M.

Motion #1 Approval of December 7, 2021 meeting minutes. Dana Delzio made a motion to approve the minutes as written, Dennis Holden seconded. All in favor, motion passed.

Donna Applegate of Sentry Management gave the manager's report. A request for the checkbook for The Grove petty cash account with Iberia Bank was mailed out on 1/12/2022. Donna also noted that there is another outstanding past due receipt of \$1,395.00 and will get with Katie Cicotelli to reconcile this outstanding balance. Dennis Holden mentioned that Harbor Hills pays 67% of the expenses for the West Gate. Donna will get with Dennis to confirm this outstanding balance is possibly owed The Grove by Harbor Hills.

Donna Applegate to do a drive through the Grove on February 16th to note the completion of previous violation notices sent to residents and to determine if any further properties need a notice sent.

Old Business

Lonnie Prater gave the update on the re-roofing project for the West Gate. Lonnie reported that the roof at the guard house was re-shingled by Batterbee roofing on January 12th. No heavy equipment was ever brought in to raise the cupola and it was manually moved and put back in place. Batterbee is to return to seal around the cupola and replace a bolt that was stripped in the process. As of the date of this meeting they have not returned, and payment has been withheld until the job is completed.

Discussion was held about the dead trees as mentioned in the July 13, 2021 meeting minutes that were along the Harbor Hills section of the golf cart path leading to the clubhouse. At the time Sentry was to contact the property manager for Harbor Hills. It has been noted that the dead pine trees have been removed.

A discussion was brought up by Marjie Tousignant to get some finalized plans for the Welcome Home sign for the West Gate. Ray Yarnell has previously received estimates for size and materials and presented them again to the board members along with a sample of the signage material to be used. It was clarified that all that should be on the sign is the Welcome Home and a leaf logo similar to the one used for The Grove. It was requested that Ray get an artist rendition of the design of the sign and present it to the board members. Lonnie Prater recommended that the sign have a reflective coating so it can be seen at night. Lonnie mentioned he would like to see the sign up by the time of the annual meeting on February 26th and if not possible then an artist rendition to present at the annual meeting.

A discussion ensued once again regarding the issue of removal of leaves to keep the storm drains clear. Dennis Holden noted that he had seen a lawn care person in The Grove use a Billy Goat lawn debris vacuum removal

used last season. It was determined that Michael Washington was the lawn care person who used it to remove leaves along the curbing of his clients. Lonnie Prater will contact Michael to see if he will be willing to do all the curbs every three weeks. Once a schedule is determined, a notice to residents to rake their leaves onto street side of the curb.

The disrepair of some of the curbing along the streets was brought up again for discussion. Dennis Holden will get an estimate for repair and present to the board for approval.

As discussed in the past, the board had determined that we should assist residents in bringing up their address numbers in compliance with the county emergency management and have the numbers clearly displayed on the lamp posts. These numbers will also be reflective and installed at no charge to the homeowner. This shall be presented at the annual meeting. Ray Durbin had a great suggestion that we provide the homeowner with a form to fill out in order to determine if we have permission to paint the lamp post as needed and affix the house numbers. Ray suggested that the form be sent out first class mail and they can be dropped off at the guardhouse.

New Business

Motion #2 Dennis Holden presented the estimate from Affordable Lawn Care to mulch along the Grove side of Grove Heights, the area around the corner from the exit side of the gate and also the mulching of the hardscapes. The cost is \$1,980.00 to complete the project. Dennis Holden made a motion to approve and Ray Yarnell seconded. All were in favor. Motion passed.

Dennis Holden has instructed Affordable Lawn Care to trim the viburnums along Lake Griffin Road on the resident side of the berm rather than the street side which due to the slope, cutting it from the street side actually takes the shrubs down to below the 10 ft. height.

It was noted that the stop sign on the visitor side of the entrance gate is faded and needs replacing. Dennis Holden will look into getting a new sign and report at the next meeting.

A discussion took place regarding the theme of the annual meeting for 2022 scheduled for the 26th of February. Dana Delzio will use the templates from the 2021 meeting to make some revisions and then the packet will be sent to Sentry Management to print copies to hand out to resident attendees.

Seeing there was no further business to discuss, Ray Yarnell motioned that we adjourn the meeting and Robert Chimento seconded. All in favor. Meeting adjourned at 8:06 P.M.