

The Grove at Harbor Hills Board Meeting Minutes
February 16, 2022

Notice of meeting was posted 24 hours prior to the meeting at the entrance and exit to The Grove. Present were board members: Lonnie Prater, Dana Delzio, Dennis Holden, Ray Durbin, Ray Yarnell and Marjie Tousignant. Also present was the new management representative from Sentry, Tina Robbins. Katie Ciccotelli, Vice President of Sentry Management was in attendance via teleconference. Mike Meyer, the new chairperson for the ARC, was in attendance and introduced to the board.

Meeting was called to order at 7:02 PM

Motion #1 Approval of January 25, 2022 meeting minutes. Dennis Holden motioned to approve minutes as written, Dana Delzio seconded. All in favor, motion passed.

Tina Robbins, our new representative assigned to us by Sentry Management introduced herself and gave us her background of several years' experience as a property manager and looks forward to serving the Grove HOA. Tina then gave the financial report and mentioned the CD coming due and this will be rolled over for another at the same interest rate as those have not changed.

Motion #2 To roll over the CD in Capital Bank of \$42,273.25 that matures on this date at the interest rate of .45%. Dennis Holden motioned to roll over the CD, Ray Durbin seconded. All in favor, motion passed.

Tina also requested to be sent past receipts from December 2021 and January 2022 from Iberia debit card purchases. Marjie Tousignant has those on file and said she will send those to her. Because in the previous meeting minutes of 1/25/2022 a question arose from Sentry representative Donna Applegate regarding a balance of \$1,395.00 in the financial statement that was unclear if it was an account payable or receivable, we will put on the record that it was nothing due or owed but a utility expense that is accounted for.

Tina Robbins requested that we hold all receipts and send them to her once a month in the middle of each month. Tina will notify us as a reminder when we need to send in any receipts. Marjie Tousignant has requested to have board members send all receipts to her to streamline the process and she will send on to Sentry Management. Tina will then send to the accounting department to be recorded and to replenish the balance in the Iberia debit card.

Donna Applegate, who has resigned from Sentry Management, was noted to be doing a drive through the community on February 16th. Due to her leaving the company that did not take place. Tina Robbins will set up a date and time to do a drive through the community to bring up the status of violations.

Old Business

Lonnie Prater received an estimate from Michael Washington regarding removal of leaves in front of resident's home using a Billy Goat to keep leaf accumulation from going into the storm drains and ending up in the retention pond. Michael quoted Lonnie as \$1,300.00 per job or pay \$2,500.00 for a month which will include the second and fourth Saturday of every month until the tree leaves stop shedding. The board will get together and vote on which option we will take.

Dennis Holden noted that Batterbee roofing returned to seal around the cupola and replaced one of the securing bolts that had been stripped when they had to move the cupola to re-shingle that section of the roof at the guard house. Dennis noted that the insulation in the ceiling at the guard house needs to be replaced. Ray Durbin and Dennis Holden have offered to take on that project.

In regards to where the project is for repairing the damaged and broken sections of curbing around The Grove, Dennis Holden noted the man he used previously he has not been able to get a hold of. Tina Robbins stated she knows some contractors who can do that and will get us some estimates for the work.

A discussion began regarding the Welcome Home sign. Ray Yarnell had presented the design to the board members via email that was provided to him by the business doing the sign, Hunter Signs in Leesburg, and there was input from the board members as to size, color, font configuration and design. Brad Riley of the sign company went ahead and made the sign and it was mounted to the front gate. After receiving several comments from residents some positive and some very negative, the board decided to take the feedback into strong consideration and it was determined that we need to do a smaller sign and in keeping with the color scheme of other signs in the black and light gold colored lettering. Ray Yarnell will return to the sign company he used to see what they come up with and Tina Robbins said she would consult a few sign companies she knows and also provide us with some options.

New Business

Motion #3 Lonnie Prater suggested we table the discussion at this time regarding our contract with Sentry Management. Ray Durbin made the motion, it was seconded and all were in favor, motion passed.

Dana Delzio has been updating the packet for the presentation for the annual meeting. The theme is "Moving Forward". Dana will set up the meeting for Zoom and will also record the meeting. Dana would also like us to do a presentation regarding The Grove Website to familiarize the functions of the website by showing them the tabs that have and all the information that is provided to residents.

Marjie Tousignant spoke regarding the new Grove Directory program designed by Anita Diamond/Korndoerfer that will be available to Grove residents only. Because the POHH no longer publishes an annual directory, we are doing one exclusive to our neighborhood. Everyone will be able to download and print a copy or just save it in a file. We will, however, print a copy for any resident who does not have the means to do so. As the directory gets updated, new PDFs will be sent out. By using this method it will save a lot of paper and printing expense for the HOA plus at no expense we distribute via email updated PDF copies as people move in and out of The Grove.

No definitive date has been set for the next regular board members meeting in March, however, Tina Robbins suggested we have our monthly meetings between the 15th and 20th of the month.

Seeing there was no further business to discuss, Ray Durbin motioned that we adjourn the meeting, motion was seconded and all in favor. Meeting adjourned at 8:23 PM

APPROVED