

**The Grove at Harbor Hills Board Meeting Minutes**  
**March 24, 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, Marjie Tousignant, Ray Durbin, Ray Yarnell and Robert Chimento. Also present was the chairman of the ARC committee, Mike Meyer.

Sentry Management representative was unable to attend so no discussion of financials was able to take place, or the status of violation letters. We did not have the board meeting packet to us from Sentry.

**Motion #1** Approval of February 16, 2022 meeting minutes. Dennis Holden made a motion to approve, Dana Delzio seconded. All in favor, motion passed.

**Motion #2** Approval of February 26, 2022 organizational meeting minutes. Ray Durbin made a motion to approve, Ray Yarnell seconded. All in favor, motion passed.

**Old Business:**

The reflective numbers for the lamp posts has been ordered and waiting for arrival. Once they do arrive residents will be notified. If lamp posts need to be painted the owner will be requested to paint them prior to placing the house numbers or we will offer assistance on both the poll painting and applying the numbers if the homeowner wishes to have assistance. A form will be made available to homeowners to express their preference regarding the application of the house numbers.

The name of a viable company has been obtained to repair the cracked and broken curbing along the roads and also to address the raised sections of the sidewalk. Precision Sidewalk Safety will be contacted to secure the contractor to do the necessary repairs. The areas in question will be spray painted orange to alert which sections of the curbing and sidewalks need repairing.

The ordering of the welcome sign for the gate was brought up for discussion. It was agreed that we need to move forward with the welcome sign on the resident side of the gate. A new design and dimension will be presented to the sign company and so this is an ongoing process.

**New Business:**

Dennis Holden presented the estimate for the power washing of the hardscapes, sidewalks, cart path wall, cart path, vinyl fencing along path and guardhouse cupola. A map along with measurements of these areas was given to Josh Mullaly of Affordable Lawn who maintains our common areas. The estimate is \$1,975.00. All agreed this was a very reasonable price.

**Motion #3** Ray Durbin motioned that we accept the estimate from Affordable Lawn, Dennis Holden seconded. All in favor, motion passed.

It was noted when the guardhouse was cleaned that it was no longer advisable to store the pump that gets used in the event of water retention overflow and also the canopies. It was agreed that a storage container is to be placed inside the locked fencing area where the well is located to store these items. The estimated cost is around \$300.00. Once the purchase is to be made, two board members will sign off on the project.

### **Miscellaneous Business:**

Mike Meyer, the chairman of the Architectural Review Committee presented the board with a spreadsheet of all the requests and approvals received by the ARC since the first of the year. The board thanked him for a job well done.

Dana Delzio brought to the board's attention the necessary additional information she is obtaining when a resident requests a transponder. The license plate number of the vehicle and make and model plus the identity of the vehicle such as motorcycle and/or golf cart to which the transponder will be used is now requested. Dana will also look into the cost of transponders for golf carts.

In discussion of violation letters, because our representative needs to give us any updated information regarding violation letters requested be sent, we could only refer to a spreadsheet provided to us from September 22, 2021. The Sentry Management representative will be notified to follow-up on the previous requests of homes that need driveway repairs as well as new violation notices that need to be sent.

A brief discussion regarding the block party and responses have reached 87. Concerns of noise from the generator of the food truck will be determined and Ray Durbin has offered for them to plug into his electric if it is felt the noise will be too disruptive. This has been noted in these minutes because the block party committee was within the board members. The block party will be held on April 2<sup>nd</sup>.

Having no further business to discuss, Robert Chimento motioned we adjourn the meeting, the motion was seconded and all in favor. Meeting adjourned at 8:28 P.M.