

The Grove at Harbor Hills Board Meeting Minutes April 28, 2022

Notice of meeting was posted at the guardhouse 48 hours prior to the meeting. Board members present at the meeting: Lonnie Prater, Marjie Tousignant, Dennis Holden, Ray Durbin and Ray Yarnell. Tina Robbins of Sentry Management was present via phone.

A quorum was established and the meeting was called to order at 7:02 P.M.

Motion #1 Approval of March 24, 2022 meeting minutes. Dennis Holden made a motion we approve meeting minutes as written. Ray Durbin seconded. All in favor and motion passed.

Financial: Dennis Holden reviewed the financial report submitted by Sentry Management. We are operating within budget thus far for the fiscal year. It was requested that Sentry not place any numbers in red on the financial summary reports in the future and use a plus or minus sign to indicate variances, credits or debits. Tina Robbins is working on petty cash and board member reimbursements. Tina will set up a meeting date and time with Lonnie Prater to have a meeting with Sentry Management's Accounting department in the Tavares office to discuss the Grove HOA Debit/Credit card status and also the reimbursement process for any board member's personal expenses in conjunction with obtaining materials for The Grove HOA.

Completed Projects:

- Catch basins (5) were repaired on April 25th and 26th by Stable Soils of Florida repairing leaks to the drainage basins along the street and raised and sealed the concrete.
- Tree trimming was completed taking the street overhang to 18' throughout The Grove.
- Pressure washing of the curbs and common areas by Affordable Lawn and Landscape.
- Welcome Home sign for resident gate.

Old Business:

Dennis Holden received a bid to complete the work on the raised areas of the sidewalk. Tina has offered to contact Precision Sidewalks for new cost of sidewalk repairs. Because it was pointed out that grinding or shaving the concrete to level some areas would only be a temporary in the areas where tree roots are the cause of the lifting. This would entail cutting the roots of the tree which would not damage the tree, but keep any further damage from occurring to the sidewalks and then pouring a new slab. Because the situation is not considered urgent at this time, Dennis Holden suggested we table the sidewalk repair for now. Ray Durbin made the motion, Ray Yarnell seconded, all in favor. **Tabled**

Violation letters were sent out on April 7th by Sentry and Tina Robbins is following up with owners who have received letters. A few unresolved violations were cited and Tina will be coming through the community to update the compliance to the letters that were sent. Sentry will now begin a process of fining violations that continue to be unaddressed by the owner after sufficient notices have been sent and personal contact attempted. Any outstanding circumstances for a particular owner will be taken into consideration.

Dennis Holden reported that so far 44 homes have placed the reflective house numbers on the lamp posts. Dennis has and is personally assisted owners with repainting and placing the numbers on lamp posts at their request.

New Business:

Due to the fact that sod replacement along a certain section of the berm along Grove Heights does not last over time due to the sloping, Ray Durbin is working with Affordable Lawn and Landscape to have that section replaced with mulch or stone. Also will address the areas along the cart path where the soil erodes into the retention pond at #9, stone will help to prevent that from occurring.

An emergency repair was needed at the well pump with damaged circuits that were keeping the pump from functioning. Because it was imperative that the irrigation system to the common areas be repaired immediately, a call was made to Josh at Affordable Landscape and he secured the services of Mr. Pump to come and repair and replace any electrical parts needed. The work was completed on-site and the pump is now functioning. Josh will pay the subcontractor and then will submit his bill directly to Sentry for a reimbursement.

Motion #2 With no further business to discuss, Ray Durbin motioned that we adjourn the meeting, Marjie Tousignant seconded. All in favor, meeting adjourned at 8:25 P.M.