

February 26, 2022 The Grove Annual Members Meeting Minutes

President Lonnie Prater called the meeting to order at 2:00 PM at the home of Dana Delzio 5411 Grove Manor. The hall at the Lady Lake United Methodist Church had been reserved for the meeting, however, due to the fact that no one from the church had arrived to open up the building and we were unable to get in contact with the church, the meeting was moved to 5411 Grove Manor. Ray Yarnell remained behind to direct any other arrivals to the new location of the meeting.

Sentry Management representative Tina Robbins had arrived at the church long enough to hand us the meeting packets to hand out to owners in attendance and printed instructions to hand out to any resident who had difficulty with the new *ClickPay* for paying homeowner association dues. Tina is our new representative and due to prior obligations she had for that day and on such short notice of our meeting, we released her from having to attend with no negative consequences to us going forward with our meeting.

Board members in attendance were: Lonnie Prater, Dana Delzio, Dennis Holden, Marjie Tousignant Ray Durbin, Ray Yarnell and Robert Chimento

Secretary of the board, Marjie Tousignant confirmed there was a quorum with 13 proxies and 25 household members in attendance.

President Lonnie Prater called the meeting to order at 2:00 P.M.

Ellery Hathorne made a motion to approve the February 26, 2021 meeting minutes, seconded by Shirle Mabie, all in favor, motion passed.

Lonnie Prater began the meeting by honoring the memory of John Frame who served so tirelessly and diligently not only as President of the HOA for several years, but also as a resident and served The Grove and it's residents by keeping The Grove the right to self-governance and well maintained.

Lonnie Prater stated the theme of the meeting is "Moving Forward". The board presented the idea that homeowner involvement is the key to growth, prosperity and the beauty of our neighborhood. Lonnie encouraged people to get involved in helping to continue to make The Grove the wonderful and desirable section of Harbor Hills in which to live. Lonnie pointed out that The Grove's autonomy is the reason and neighbors who will be willing to use their talents and personal passions to keep The Grove moving forward.

Lonnie Prater introduced the board members and also Mike Meyer who is the new chair of the Architectural Review Committee who was present at the meeting and our webmaster, Anita Diamond, who was present via Zoom.

Dennis Holden, director of infrastructure presented the completed projects in 2021. The West Gate guardhouse roof was repaired and re-shingled. The sliding glass doors on either side of the guard house were getting difficult to open and close and replacing with new doors was looked into, however due to supply shortages it would have been six months to replace the doors, so the doors were removed and new sweepers were put in and now are in good working order which Dennis pointed out should last for a few years before having to revisit their operational efficiency. Also, the interior locks were fixed and one new one installed for the safety of the security staff manning the gate.

Also completed in 2021 was the trimming of the viburnums along Lake Griffin Road.

Ray Durbin, the director of landscape, spoke about the projects planned for 2022.

- Continue planting viburnums along Lake Griffin Road and remove dead and dying shrubs.
- Sod the north end of #9 pond to stop bank erosion.
- Repair concrete sidewalks adjacent to catch basins.
- Repair street at drive connection.
- Spot repair curbs in 10 locations.
- Clean gutters, curbs, cart path, cart path wall, Grove hardscapes, walks at hardscapes and mailboxes.
- Install mulch in common areas.
- Repair fence at maintenance roads.
- Trim trees overhanging the roads in The Grove to 13 ½ feet as a service to our homeowners to be in compliance with Lake County Waste management standards for the safety and preventing damage to trash collection trucks.
- Clean and repair cart path lighting.
- Paint light poles.
- Standardize house number placement on light poles.

In reference to the Grove Homeowners Association providing the service of painting light poles and affixing the standardized house numbers on the light poles will be in keeping with the Lake County emergency guidelines. A form will be available at the guardhouse to fill out by the resident requesting we not have the handyman come onto their property to paint the pole or have the numbers placed on their light poles. It was pointed out because with several of our homes it is difficult to read the house numbers, especially at night, the board feels it imperative that we make it easy and quick for emergency vehicles to identify the house. These numbers will be reflective so they will be easily visible at night. Dennis Holden noted that we cannot install a separate post with numbers as in other sections of Harbor Hills at the Grove homes due to the probability of damaging irrigation systems.

Dana Delzio, Vice President of the homeowners association, began by presenting the 33% increase in home sales. Dana put together a nice presentation along with photos in the annual homeowner's packet of the 17 home sales in 2021 in The Grove. Dana also provided a list of all the new owners and their addresses and encouraged residents to reach out and say hello to new people. It is evident that homeowners are working hard to improve and maintain their property. The Grove has definitely moved forward with roofs being replaced, homes painted and general care and maintenance of landscaping. Dana then pointed out that we still have 12 non-owner occupied homes in The Grove which is down from 19 when we first amended the restrictions to include a 10% limit on rentals. The board has the right to review all requests for intent to lease and based on a background check, has the right to refuse any renter they feel would be undesirable. The homes that are grandfathered in only lose the ability to lease when the home is sold and the title of ownership is changed and we are still above the 10%. Even then, all leases go through board approval.

Dana Delzio also reminded owners of the following to keep The Grove nice and also safe:

- Keep dogs on a leash and have something with you to clean up after them
- Remove trash barrels in a timely manner after trash pick-up. Trash barrels may be placed at the curb the evening before.

- Call for special pick-up if you have large items that will not fit in the trash receptacle and wait until a time is scheduled before placing at the curb.
- Parking overnight on the street is not allowed and it also can be a hazard. Also a reminder that only 2 vehicles can be parked in the driveway with the exception of a temporary visitor and no commercial vehicles.
- Complying with the speed limit – a suggestion was given to add more signs with the speed limit.
- No transponders will be sold for the purpose of a guest or family member who does not live in the home. Gate clickers are available for sign-out at the guardhouse. The owner of the home is to sign the gate clicker out and back in again. If the gate clicker does not get returned or renewed, then the homeowner will have to pay the cost to replace the clicker. Dana will look into making portable transponders available for golf carts.

A discussion ensued regarding violation notices for non-compliance and if a letter sent to the owner is not enough, could a fine be implemented. This would mean the establishment of a fining committee which we do not have anyone step forward who suggested this in the past. Dana pointed out that the board of a homeowner's association has no legal right to place a monetary fine on a homeowner. If a community has a fining committee, it cannot be made up of a board member or a board member's spouse and the limit is \$100.00 per day.

Marjie Tousignant, secretary of the homeowners association, thanked all those who braved the cold, cloudy and chilly temperatures to attend the November 6th, 2021 annual block party. While everyone enjoyed hot dogs, hamburgers and even ice cream treats, the owner of the vendor business has sold her food truck. Due to the hopes for better weather conditions, the 2022 block party will be held on April 2nd with a new vendor which is Ivette's Yummy Barbecue and Donna J will return as our singer from 1 – 3 PM and karaoke from 3 – 4 PM.

People were encouraged to sign up to be a part of the social events, beautification or hospitality/welcome committees. Sign-up sheets were available at the meeting.

Marjie then thanked our webmaster, Anita Diamond, for all her hard work at keeping the Grove website updated and user friendly. Many questions homeowners have can be answered just by going to the website and getting familiar with it. Anita has made it easy by making labeled tabs for each category of information. A printout of the main page of the website was shown along with being included in the packet handed out to owners. All the information that can be obtained such as Grove documents, meeting minutes, board members and their contact information, ARC forms. With the confusion regarding elections, it was pointed out that a homeowner can click on the Board tab and see when a term expires for that board member.

Marjie went on to thank Anita Diamond for designing the Grove directory. The first page of the alphabetical order and house number order was shown and will be available soon.

Dennis Holden, treasurer, gave a brief financial report. The Grove has \$148,445.00 in reserves. Once again the HOA dues are not being increased and part of the reason is a lot of the board does projects themselves to save money. One such instance was sighted by a homeowner that after hurricane Irma resident volunteers cleared up and removed fallen debris at no homeowner expense that needed it done. The reserves increase at the rate of around \$9,000 to \$10,000 per year. Looking at the future of road resurfacing, Denny pointed out that in 2018 the estimate was \$111,000 and is tied to oil prices. The Grove has no outstanding expenditures at this time. Reserves will be needed to repair the catch basins and the sidewalk in that area. Because the catch basin leaks it erodes the sand under the sidewalk, on occasion sections of the sidewalk begins to sink and needs to be replaced.

Robert Chimento, ARC board liaison, spoke about ways homeowners can keep their properties looking nice and in compliance with these guidelines as property maintenance is one of the keys to moving forward:

- Keep driveways in repair by sealing or fixing cracks
- Keeping plant beds weeded and mulched
- Trim overgrown shrubs and hedges
- Remove dead trees and shrubs
- Maintain pole lights and coach lights and replace bulbs when needed
- Pressure wash driveways when needed
- Keep irrigation system in repair and run in compliance with county use schedule: Daylight savings March 13, 2022 and ends November 6th – even numbers water Thursdays and Sundays and odd numbers Wednesdays and Saturdays. When daylight savings ends only once a week on the weekend day which your house number falls.
- Check for and repair loose eaves and soffits. This also benefits from any unwanted residents in your attic such as squirrels and raccoons.

Ray Yarnell, infrastructure, then addressed the Welcome Home sign that was brought up from the floor. The board had been approached in the past by a homeowner stating that there were no friendly signs at the gate and so at the 2021 annual meeting we presented to the owners to come up with ideas of what we could do to make the community appear more welcoming upon arrival at the gate. The board never received any suggestions so we began to engage a sign company to come up with a design. Once the sign person printed up the sign and it was hung, we had many comments on both sides. The size of the sign was trimmed to make smaller however, it was still large, so it was decided to remove the sign. Ray explained that we are in the process of re-designing the sign in the colors of black and gold keeping with the other west gate signage and it will be smaller in size perhaps 1 ft. x 2 ft. or 2 ft. by 3 ft. and just have “welcome” which got positive feedback.

A homeowner mentioned the friendliness of our guard gates and Dana Delzio encouraged people to let them know and show ways we appreciate them. The board did that this past Christmas with a monetary gift to Curtis who mans the gate from Monday thru Wednesday and Bonnie from Thursday through Saturday.

There was a concern from owners in attendance who live along Lake Griffin Road about how the landscapers trimmed the viburnums behind their home. Ray Durbin will speak with Josh of Affordable Landscaping some guidelines about trimming the shrubs. While the viburnums are trimmed to 8 feet due to safely using ladders to do the trimming, because the berm is on a slope, the 8-foot trimming should be determined not from the street, but from the edge of owner property.

With no further business to discuss, Bill Stone made a motion to adjourn the meeting, Ellery Hathorne seconded, all in favor, the meeting was adjourned at 3:30 P.M.

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