

**The Grove at Harbor Hills Board Meeting Minutes**  
**June 2, 2022**

Notice of meeting was posted 48 hours prior to the meeting at the entrance and exit to The Grove. Present in-person were board members: Lonnie Prater, Dennis Holden, MarjorieTousignant, Ray Durbin, and Ray Yarnell. Board members present virtually were Dana Delzio and Robert Chimento. Sentry Management present virtually were Michelle Pogue, The Grove HOA new Sentry representative and Katie Ciccotelli of Sentry Management.

The meeting was called to order at 7:02 P.M.

**Motion #1:** Approval of April 28, 2022 meeting minutes. Dana Delzio motioned we approve, Robert Chimento seconded. All in favor, minutes approved.

Present at the meeting was Michael Meyer, chairman of the ARC committee, and gave a brief report that all applications submitted to the ARC are current. There was one request that Sentry send a letter to one homeowner who made alterations to their landscaping without prior approval. That homeowner complied with the request and filled out an ARC form and is now on file.

Sentry Management gave the financial report and they are working on bringing all items current to date. The Grove HOA remains under budget for the fiscal year. A review of overdue accounts was discussed and Sentry will be monitoring the outstanding balance of HOA dues on resident accounts including Harbor Hills that is in arrears.

Sentry Management will contact our attorneys regarding the MRTA to the Covenants and Restrictions which will keep The Grove HOA operating as a homeowners association. Because it is a lengthy process, the time frame of which the MRTA expires needs to be closely monitored.

There was a discussion regarding the funds for the Iberia Credit Card for The Grove HOA in which Katie Ciccotelli assured us that when we submit receipts for purchases then a petty cash form is filled out by Sentry and it is an easy process to increase the monies available on the card in keeping with our expenditures so that we maintain a balance on the card for future purchases.

**Old Business:**

Dana Delzio received upon her request a brochure from ACT on the various types of transponders available. Currently we supply residents with the windshield sticker. We had discussed in the past providing an option for golf carts and motorcycles with a portable device. After reviewing some of the options, the Hang Tag which is to be hung on the rear view mirror, seemed to be the viable option. The cost is \$31.00 each, not including shipping. These will be ordered on a request basis only.

Dennis Holden purchased and installed the storage box inside the fenced and locked well pump station. The pump had previously been stored at the West Gate guardhouse. The two canopies are also stored.

**Misc. Discussion:**

The transponder reader at the West Gate which was damaged by weather on May 21<sup>st</sup> was replaced and installed by ACT on May 29<sup>th</sup>. The damaged reader can be repaired at a cost in which there will be a

spare transponder reader on-hand for Harbor Hills in the event of another reader being damaged by severe weather. This past event brought up the discussion by Dana Delzio of the need for clarification of a procedure in the event the gate has operational issues which we are now all aware.

It was requested of Sentry Management that they look into the operational expenses that The Grove now pays for the West Gate since there has been an increase in recorded lots from 750 to 900. Currently The Grove pays 37%.

Dennis Holden also presented an update on the placement of reflective house numbers on the lamp poles in compliance with Lake County emergency management. All pole numbers are on with the exception of those homes that have vegetation will not allow for the numbers to be visible. Those additional house numbers have been stored along with the extra numbers at the guard house in envelopes. Those outstanding house numbers have been provided so that at some point we can follow-up with those owners.

Additional violations were cited for Sentry Management to address in addition to following up with previous violation notices that have been sent. The biggest issue being commercial vehicles that remain parked in driveways.

**Motion #2:** Proceeding to remove trip hazards on the sidewalks throughout The Grove. Stable Soils has completed raising the walks adjacent to the catch basins and sealed the leaks to prevent further settling of the surrounding sidewalk. There was then a discussion prior to voting to approve the proposal by Precision Sidewalk to take care of the trip hazards by grinding to level those areas affected. Because tree roots seem to be the main cause it was pointed out that by not dealing with the issue of the tree roots that grinding the sidewalks could possibly become only a temporary solution. Because the liability issue for not addressing the trip hazards is the biggest concern, it was taken to a vote to approve the estimate cost of \$6,100 to \$6,800 to complete the work. Marjorie Tousignant made a motion we approve the work, Dana Delzio seconded. All in favor, motion passed.

Note: Dennis Holden to submit the proposal by Precision Sidewalk to Sentry Management.

Clarification was requested for the procedure when the West Gate becomes inoperable. Weiser security should be contact by calling Ron at the main gate to report any functional problems with the West Gate. During the recent outage when the transponder reader was damaged and not operational the resident side of the gate was left open during guard hours and the gate was then closed during off-hours and orange cones were set up and a note instructing residents to use the visitor side of the gate until the transponder reader could be repaired or replaced.

With no further business to discuss, Ray Yarnell motioned we adjourn the meeting. All in favor and meeting adjourned at 8:18 P.M.