

The Grove at Harbor Hills Board Meeting Minutes
January 12, 2023

Notice of meeting was posted 48 hours in advance of the meeting at the entrance and exit to the West Gate as noted by the secretary.

Board members in attendance: Lonnie Prater, Dana Delzio, Marjie Tousignant, Ray Durbin and Ray Yarnell. Michelle Pogue of Sentry Management was present via internet conference.

Meeting was called to order at 7:02 PM

Motion #1: Approval of November 15, 2022 meeting minutes. Dana Delzio motioned to approve, all in favor, minutes approved.

ARC chairman report Mike Meyer: Mike presented a summary of 2022 ARC activity. Compliance was reached at 100% due to compliance of residents to submit an ARC form for approval and three were obtained after requesting residents who did not complete forms to do so after work at the home was observed to be started.

Management report Michelle Pogue: one of the CD's coming due with Capital Bank which will be rolled over to a higher interest rate. No additional expenses so the budget remains in balance. No new violations have been noted and the next drive-through will be on January 18th. The few outstanding violations will be followed-up on.

Unfinished Business: Document for preservation of Association has been complete by the attorney and ready to be signed and notarized. That will be done on January 18th and submitted back to the attorney for processing.

Accounts receivable balance report: Michelle did some research and discovered that the Harbor Hills account that is in arrears is due to a shortfall in billing Harbor Hills for their share of the expenses for the West Gate with SECO and Century Link. Harbor Hills will be billed for the months they did not receive an invoice and going forward Sentry will once again begin to bill them on a monthly basis.

Sentry is to present the board with what is needed as an increase in the HOA dues to build up reserves in a 5-year plan for road resurfacing.

New Business:

Lonnie Prater presented the board with a photo of the retention pond behind the maintenance building. It appears sand has been eroding into the retention pond and an estimate will be obtained to correct the problem.

The annual meeting will be established based on the availability of the church hall at Lady Lake United Methodist church and Sentry management ability to attend the meeting. It has now been established that date will be March 4, 2023.

Dana Delzio will prepare the meeting packet and send to Sentry for packets to be copied and to be distributed to members who attend.

A proposed change to the by-laws regarding estate sales under certain conditions in the event of family members needing to transition for a sale of the home due to the family member no longer able or living in the home. This would need board approval and determined on an individual basis. This will be presented to members at the annual meeting. A vote of members present will be needed and the percentage to pass will be 66% of members voting in favor. This will also include allowing an annual neighborhood yard sale to be tied in with the annual block party

Next meeting of the board will be on February 16, 2023 to review each board member's presentation and to establish a theme for the annual meeting.

With no further business to discuss, Dana Delzio motioned we adjourn the meeting and Ray Durbin seconded. All in favor, meeting adjourned at 8:05 PM.

APPROVED