

**The Grove at Harbor Hills Board Meeting Minutes**  
**November 9, 2023**

Proof of notice of 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: Dennis Holden, Marjie Tousignant, Ray Durbin, Ray Yarnell, Mike Meyer and Robert Chimento. Michelle Pogue of Sentry Management was present via Facetime.

Meeting called to order at 4:00 PM

**Motion #1:** Approval of October 26<sup>th</sup> meeting minutes. Ray Yarnell made a motion we approve the minutes as recorded, Mike Meyer seconded, all in favor. Motion passed.

The board by consensus has appointed Robert Chimento to join the board of directors as interim treasurer.

There were no reports from committees and Michelle Pogue was not requested to give a manager's report though she did provide the board with the meeting packet prior to the meeting with our current reserves and operating expenses. This meeting agenda was mainly to give the final approval of the budget for 2024.

**Motion #2:** Final approval of the 2024 operative budget for The Grove. Mike Meyer made a motion we approve the budget and Robert Chimento seconded, all in favor. Motion passed.

**Miscellaneous items:**

It was requested that Michelle Pogue contact Josh of Affordable Landscaping, who The Grove contracts with to maintain the common areas and let him know the viburnums along Grove Heights need to be trimmed back to around 9 foot in height. Currently they are obstructing the globe lights on the lamp posts along the roadway in some areas.

No date has been set for the annual meeting as application to rent the church hall and the dates they have available was not obtained due to the church office secretary not being in the office this morning. An application has been requested and given to the church office to email their secretary.

Briefly mentioned was the planned development by The Legacy Group adjacent to Harbor Hills and its possible impact with traffic for the homes in The Grove that back up to Lake Griffin Rd. It was presented to any board member as an opportunity to learn more regarding the timeline of this project.

The next meeting has already been established for December 7<sup>th</sup> at the prior meeting, at which time the confirmation for the annual meeting will be formally recorded in the minutes. Also the update on the gate repair regarding the damage by a motorist on the right side of the exit gate which is still in the process of getting resolved.

With no further business to discuss, Robert Chimento made a motion to adjourn, Ray Yarnell seconded. All in favor and meeting was adjourned at 4:32 PM.