

The Grove at Harbor Hills Board Meeting Minutes
April 20, 2023

Notice of meeting was posted 48 hours in advance of the meeting at the entrance and exit of the West Gate as noted by the secretary. Meeting called to order at 4:05 P.M.

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

Motion#1: Approval of March 23rd meeting minutes. Ray Yarnell motioned we approve the meeting minutes, Dennis Holden seconded, All in favor, motion passed.

ARC Committee Report: the chair was not present at the meeting, but it is noted that all forms submitted to the ARC are current and only one residence was asked to complete a form when it was noted they were making changes to the landscaping.

Manager's Report Michelle Pogue: Financials – Operating Costs \$68,849.27, Reserves \$150,475.68. Sentry continues to resolve account that is arrears owed to The Grove by Harbor Hills. Michelle will send a ledger reminder to Harbor Hills as well as one property on lot 019 that is in arrears. The mentioned property is in Trust and Sentry will look into sending a ledger report to the owner of the property and also to see about having our attorney look into the Trust for this property.

A reminder to contact Holly Nichols, who is the Sentry Management Representative for Harbor Hills in adjusting the percentage we share expenses with Harbor Hills for our share of utilities at the West Gate. Michelle did a drive-through of the community on April 19th to follow-up with inspection of properties who received violation notices and to cite any new issues needing to be addressed by a homeowner.

Old Business:

In continuing discussion of implementing a fining committee in dealing with violations that remain unresolved, it was decided at this point that we have no neglected and abandoned properties and most violations are of a minor nature, the board is not moving forward at this time. Sentry is to follow the protocols we have in place with the first notice in writing and email, the second notice a certified letter and the third to be sent by the attorney. Any property that is at this point neglecting all requests to be in compliance with the Rules and Regulations will be dealt with on an individual basis.

The need to address future financial stability and increase of reserves for large projects such as road resurfacing has concluded with raising the 5% in assessment fees for 2024 with the plan to present to the homeowners prior to 2024 the need for an additional increase to cover the projected cost of \$250,000 to resurface the roads in The Grove. The exact figures of how much of an increase is needed to avoid a costly assessment to the homeowner in the future are being calculated.

Motion #2: Increase the assessment fee by 5% for 2024. Ray Yarnell motioned we pass the increase, Ray Durbin seconded. All in favor, motion passed.

The cost for repainting the lines in front of stop signs and other areas needed is still awaiting an estimate and is still in the process of communication with a business that can do the project.

Sand removal from the retention area by the driving range is still awaiting a cost estimate. Presently there is water in the retention area that makes sand removal not possible at this date, however, once the water has dried up our landscaper Affordable Landscapes has indicated they could probably take on this project and will give an estimate.

Home of the month project is in need of a non-board members committee to select the home to be awarded. It was suggested Mike Meyer, as chair of the ARC, to solicit for committee members.

New Business:

Block Party Committee Report: The annual Grove Block party had 92 registered attendees with a total of 84 actually attending the event and receiving food vouchers. The food vendor, Ivette's So Yummy Barbecue who provided us with great food and Aunt TT's the ice cream truck was also a hit. Ray Durbin has volunteered to chair the 2025 block party.

The next item was reviewing the by-laws and covenants that address the restrictions on leasing of homes. The possible need to change the verbiage from leasing to non-owner occupied was discussed.

Motion #3: Adding an exterior camera to the guardhouse that will show the street view from that vantage point. Recently an abandoned vehicle was parked out in front obstructing the view of residents exiting the gate. A no-parking tow away zone sign has now been placed by Harbor Hills. Dana Delzio motioned we purchase the camera plus the cost to upgrade current cameras as needed. Dennis Holden seconded. All in favor, motion passed.

There are three trees along Lake Griffin Rd. that need trimming. Dennis Holden is to contact Wise Tree Trimming regarding cutting back the overhang.

Next board meeting is scheduled for May 18th. With no further business to discuss, Dana Delzio motioned we conclude the meeting and Dennis Holden seconded, all in favor. Meeting adjourned at 6:02 P.M.