

The Grove at Harbor Hills Board Meeting Minutes November 21, 2024

Proof of notice was posted 48 hours in advance of the meeting at the entrance and exit to the West Gate and the community bulletin board as noted by the secretary.

Board members in attendance: Dana Delzio, Dennis Holden, Ellery Hathorn, Marjorie Tousignant and Ray Yarnell. Jason Sackmann of Sentry Management was also in attendance

Meeting called to order at 4:04 P.M.

Motion #1: Approval of October 24th meeting minutes. Ellery Hathorn made a motion we approve minutes as written, Ray Yarnell seconded. Motion passed to approve minutes.

No homeowners were present at the onset of the meeting.

ARC Report: Mike Meyer, chairman of the ARC committee was in attendance and gave a report to include the third quarter from July – October. A total of seven applications were received and all were approved. One request for tree removal was evaluated and an arborist confirmed that the tree was healthy, survived three hurricanes and not at risk of damaging any property.

Management Report: Jason Sackmann of Sentry Management at the request of the board first reviewed violation notices while the ARC Chairman was still in attendance. Jason's recent report and photos of properties out of compliance was reviewed. It was noted that two of those have been resolved since the community drive-through. Steps to address a few on-going issues and how to proceed was discussed.

Jason then reviewed the manager's financial report for November and once again suggested that the board consider placing some of the reserves from a Money Market account to a Certificate of Deposit for a higher interest yield.

Accounts in arrears were reviewed and Jason will continue to work with Harbor Hills regarding the split cost of the gate repairs.

Jason has provided information regarding a bank in which The Grove HOA could apply for a credit card and Ray Yarnell is working with Sentry in getting it easier for the HOA to purchase necessary items and expenses without having to submit receipts for reimbursements to board members who initially use their own cash or credit. Jason explained that the process he must perform in order to get the proper paperwork to the accounting department for individual reimbursement can be a timely process.

Unfinished Business: Unfinished business included the discussion of the shared cost of gate repair with Harbor Hills as mentioned above.

The Grove has been in communication with Guardian access regarding their notice that the entry gates need installation of the DoorKing system in order to fill requests to add or remove residents from the directory code call box. It has still yet to be established if The Grove needs to do anything in regards to the West Gate in order for us to make requests. If so, the board had already approved any expense that may be involved.

Motion #2: The budget committee presented the proposed budget for 2025 for the board to review. After discussion on the details of the proposed budget, Dennis Holden made a motion we pass the budget as written. Ellery Hathorn seconded and by a show of hands all present board members agreed we accept the budget as written.

New Business: The pass printer at the guardhouse had a paper roll jam which resulted in damage to the unit. Dennis Holden purchased a new gear to replace but the printer could not be repaired and the age of the printer also came into play. Denny has looked into purchasing a new unit and the cost from one company for replacement Denny received was not accepted and so a consult with Weiser Security and a lesser costly solution is being looked into. Weiser would need to install the proper software prior to any new unit being installed. So this has been tabled for the time being until we can do further research.

Miscellaneous: Setting a date for the annual meeting was reviewed. An application to use the church hall at the Lady Lake Methodist Church was obtained; however, the board is discussing alternatives to renting the hall.

Denny Holden has been getting estimates from tree removal of the downed tree from hurricane Milton that is on The Grove easement and fallen into the retention pond. The pond is now dry so that removal can proceed. A tree removal company will be out to give an estimate and another that was contacted has yet to respond.

The viburnums along Grove Heights are once again beginning to obstruct the street lamps. Our landscape company, Affordable Landscape, will be requested to trim the viburnums to 8 feet.

Denny noted that the retention ponds have been mowed.

The next board meeting has been scheduled for December 17th.

With no further business to discuss, Ellery Hathorn made a motion we adjourn the meeting and Ray Yarnell seconded. Meeting as adjourned at 5:44 P.M.