

The Grove at Harbor Hills Board Meeting, March 14, 2024

Homeowner Sam Estothen of 5252 Grove Manor and Pine Village guest Deron Smith of 39843 Grove Heights came to discuss the recent police action at 39851 Grove Heights. Both expressed concern about the safety of our shared community space. The board members present talked through a plan to contact Becker & Polikoff for legal advice on our responsibilities and our limitations. Robert Chimento will contact the Lake County Sheriff for information, JoAnn Portell will interface with the POHH and Dana Delzio will contact both the lawyer and Joshua Cohen at 5557 Grove Manor, who is in law enforcement, for further tips and professional advice.

Official meeting was called at 4:37 pm. Board members in attendance were Dennis Holden, Robert Chimento, Ellery Hathorn, JoAnn Portell and Dana Delzio. Michelle Pogue of Sentry was present via FaceTime

Proof of notice was established as posted 48 hours in advance of meeting.

Dennis Holden moved to enter the January notes into the record; Ellery Hathorn seconded.

Mike Meyer of the ARC provided his committee report and read from their recent meeting. (attached)

Sentry provided their management report. Dana Delzio re-stated our instruction to suspend late fees incurred in the first quarter due to the coupon books not going on in a timely manner. Ellery Hathorn made a motion to wipe out any late/interest fees currently listed on the management report, Robert Chimento seconded. Michelle Pogue advised she would take care of this.

New Business

The west gate. We have received information from the HH Sentry rep Holly Nichols that there is a process to update/upgrade our west gate systems to move from analog to digital. Michelle will interface with Holly on what exactly needs to be done and the ramifications of what will happen if we do nothing.

Communications. Dana Delzio suggested we send out a monthly email from the board and it was decided to do it regularly, on the last date of each month. The email will include timely topics and things discussed that we would like to pass on. Dana also suggested that we enact a texting system for any homeowner who wishes to receive immediate notifications of important information. This would include when there are outages, when there are situations in the community or with the gate that need to be communicated quickly. This invitation to homeowners will be included in the end of month email communication from the board. Dana Delzio will administrate and maintain the text communication and it will be read only; no replies will be permitted.

We will also use the first email to address the block party situation. As was mentioned in the annual meeting, the board will no longer be involved in the planning of the annual block party. Homeowners wishing to continue the tradition will form an ad hoc committee and will present their ideas to the board for approval.

Miscellaneous

Bob Chimento advised he is cooperating in collaboration with the POHH (Property Owners of Harbor Hills) to investigate why our water bills have increased so sharply. So far his research shows there is a way to bring our rates down and will come up with a fact sheet to communicate with Grove homeowners.

Denny suggested that any landscaping contractor be instructed that they must be responsible for cleaning up leaves during their appointments. Leaves must not be left in the street and homeowners would be responsible for communicating this with their contractor(s).

In response to a statement made by a homeowner during the annual meeting about the west gate visibility, Denny arranged to have SECO repair the lights. They did come out to repair; however, there are still lights that are out and Denny will call them back.

The next meeting will be on 4/16 at 4pm.

Bob Chimento made a motion to end the meeting; Ellery Hathorn seconded. The meeting ended at 5:33pm.