

The Grove at Harbor Hills Board Meeting Minutes July 9, 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: Robert Chimento, Dana Delzio, Dennis Holden, JoAnn Portell, Marjorie Tousignant and Ray Yarnell. Ellery Hathorn was in attendance via conference. Jason Sackmann of Sentry Management was also in attendance.

Meeting called to order at 4:03 P.M.

Motion #1: Approval of June 18th meeting minutes. Ray Yarnell made a motion we approve, JoAnn Portell seconded. No objections, motion passed.

One homeowner was present at the onset of the meeting to inform the board that he has been working to assist a resident to bring their property into compliance with a letter they received. Also for the board's consideration when sending out letters to homeowners which was later discussed in the meeting. The resident then was excused and the administrative side of the board meeting resumed.

ARC Committee Report: Mike Meyer phone in to the meeting on FaceTime and reported that the second quarter of this year the ARC received 17 applications. All were approved but noted that one tree removal was performed prior to formal approval, but in review, it would have been approved. Review of projects completed and yet to be completed were noted on a typed report that was provided. Mike noted that the drop box by the mailboxes is working well. One little glitch was with someone forgetting to raise the red flag, so regular checks are being made.

Manager's Report: Jason Sackman of Sentry Management informed the board that he is still working with Harbor Hills to remit their portion of the expense for the West Gate repairs. He will again make them aware of our agreement regarding the process of Harbor Hills being informed of gate malfunctions. A review of the new laws governing HOA boards that goes into effect on July 1, 2024. It was pointed out by Jason that The Grove is ahead of compliance as we already have a website that makes documents available to all homeowners. We will, however, need to be sure to now post certain documents now being required by all homeowner associations.

This brought up the discussion of new guidelines for fining committees which The Grove currently does not have. Reviewed with Sentry were the letters that went to homeowners who are not in compliance with the upkeep of the exterior of their homes. When there is no response to the first letter, a second polite reminder is sent, if there is still no response a letter with signature required is sent as proof of receipt. The next step would be through our attorney which then brought in the discussion we had previously of establishing a fining committee. There are new guidelines as to the limit these fines can accrue. The committee would need to be made up of three people who are not related to current board members.

Old Business:

Presented to the board by Sentry was the estimate by Precision Sidewalks to address issues with sections of the sidewalks in the community and an issue at the golf cart path that need to be addressed. Dennis

Holden pointed out that it was two years ago that the sidewalks were leveled to avoid a trip hazard and that it was agreed to not go forward with the expense quoted at \$7,000.00 by Precision Sidewalk. After looking at the photos the company provided of the areas in question, it would be reasonable for The Grove to manage the situation and Denny Holden will look into doing the job ourselves.

The question for the need of The Grove to have Workman's Compensation has been explained to the Board as to why this is necessary so this will be included in our commercial package which provides coverage for storm damage to the common areas and injury to uninsured workers should a claim be filed. Silhe Insurance Group along with Coastal Insurance Underwriters will manage any claims submitted for common area damage to The Grove Homeowner's Association.

Dennis Holden has obtained an extra key for the call box from Guardian Access and repaired the cable and camera which are now working.

Our Webmaster, Anita Diamond, has provided the passwords to The Grove Website and also has her own in-house plan should the website need to be accessed in an emergency.

New Business:

Dana Delzio proposed and would like to be taken into consideration changing the language in the document regarding leasing of homes. Currently the lease cap is 10% in which the verbiage never included non-owner occupied homes. Currently we have three non-owner occupied homes in The Grove. As for homes that are leased properties and have leasing contracts, we are now down to eight homes. Seeing that there are more homes on the market, or going up for sale in The Grove, and one request by a resident to rent out their home, this could cause a situation where buyers who purchase with the intent to lease could have an issue if prior homes were sold for the purpose of renting and The Grove is back to the 10% cap. Dana will contact listing agents to be sure they are aware of the rules and not have their buyers faced with restrictions. As time progresses, the board will make a definite decision to go forward with a proposal to residents, along with a vote at the annual meeting, to include non-owner occupied homes in the 10%.

To address any complaints of noise that are a nuisance to their neighbors, The Grove Rules and Regulations has no noise ordinance. Calling local law enforcement for disturbing the peace is at this time the only course of action. It is our understanding that it is not until after 10:00 PM that they will respond. The Board is open to any suggestions for how we would word a noise ordinance to be added to the Rules and Regulations.

Dennis Holden addressed hurricane preparedness in the event of heavy rainfall the need for additional gas cans to store gas by the pump to avoid any flooding where the street meets the golf cart path.

With no further business to discuss, Robert Chimento made a motion we adjourn. Dennis Holden seconded. All in favor, meeting adjourned at 5:50 PM.

The date for the next board meeting was not set at this time. This is to be determined.