

The Grove at Harbor Hills Board Meeting Minutes

August 22, 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, JoAnn Portell, Marjorie Tousignant, Ray Yarnell and Ellery Hathorn via internet conference. Jason Sackmann of Sentry Management was also in attendance.

Meeting called to order at 4:02 P.M.

Motion #1: Approval of July 9th meeting minutes. Ray Yarnell made a motion we approve minutes as written, Ellery Hathorn seconded. All in favor, motion passed.

Before the onset of the executive side of the meeting, we were happy that one of our homeowners, Terry Hudson, came to express his concern over the board's plan to implement a fining committee. Dana Delzio explained that the committee is to prevent the board from issuing any punitive fines and to assist the board in complaints received from homeowners regarding unkempt properties. Dana explained the lengthy process that is already in place to get the homeowner to address non-compliance with the exterior maintenance of their home before any fining process would be presented to the committee which the committee can approve or disapprove. Terry also would like to see neighbors pitching in to help one another and Dana assured him that we do have homeowners in the community that look out for one another. Terry thanked the board and we thanked him for coming. We encourage homeowners to come to any board meeting.

ARC Committee Report: Mike Myers was present via phone conference. There were three applications submitted so far in the third quarter in July all of which were for landscaping. Mike requested that a landscape committee member do a drive around to check on the progress at these homes.

Manager's Report: Jason Sackmann of Sentry Management reviewed from his printout in the meeting packet the operative costs, reserves, petty cash account and certificate of deposit amounts. Jason suggested the reserves be placed in the higher interest bearing certificate of deposit. We suggested placing just a portion of that money into the account. Jason is still working with Harbor Hills over the share cost of repairing the main gate. Any homeowner dues in arrears were also discussed. Dennis Holden noted that per the agreement with Harbor Hills that The Grove proceeded with the emergency repair as stated in compliance with the agreement, and that Weiser Security was given proper notice of the issue. Current violations were reviewed in which a few were noted have complied and removed from any further correspondence from Sentry regarding the specific non-compliance issue.

Jason verified that the annual fee of \$850.00 for Arrington and Mapili, LLC, our CPA has been paid.

Old Business:

The click to enter program has been updated as per the Lake County Fire ordinance to make the gate and all Harbor Hills gate have a universal system installed. The previous installed was not in compliance so we were ordered to keep the gates open until the upgrade was completed. The board approved via signatures the additional \$990.00 to have ABC install the proper receiver.

New Business: Dana Delzio announced that we have three volunteers who are willing to serve on the fining committee. Jason suggested that 'Hearing Committee' would be a more accurate way to address the role of the committee. Board approval of implementing a formal fining committee and the three volunteers will be elected pending an informational meeting with the board. These committee members will partner with board and be informed when the board is planning to place a fine on a homeowner who has ignored responding to the final letter that gets sent to them from our attorney which costs the HOA to send. The homeowner will be given fourteen days to comply with the request for exterior maintenance issues. The committee will be informed that the board would like to begin the fining process at which time the committee will contact the homeowner. When the committee meets with the board, the board will be required to present proof to the committee that all correspondence has been sent to the homeowner and every opportunity to come into compliance. At that time the committee will either agree or disagree with any action being taken after meeting with the homeowner and the board has to comply with the committee's recommendation.

A special meeting will be set up with between the board and volunteers to be oriented to the process and their role as the hearing committee. Only the board can remove any member and there are no term limits on how long a member can serve on the committee. Jason of Sentry Management will put something together for that meeting.

The new requirements for board members were then discussed in regards to continuing education requirements for board members. Jason will look into this for any free class that can be attended. Then the new laws which revised some rules and regulations that can or cannot be implemented in the community. For example the new laws regarding commercial vehicles being parked at a resident's home.

Miscellaneous: The non-functioning A/C wall unit at the guard house has now been removed and interior drywall installed and the exterior repaired. The issue of remaining copper piping behind the walls in the guard house still needs to be addressed and a plumber will be needed to perform the work.

The emergency pump operation in the event of heavy rains to avoid street flooding by the cart path was discussed. The need for training and volunteers to operate the pump, provide gas cans, having the means to fill the gas cans and place the hose and monitor the gas in the pump during a storm is needed. The retention pond was expanded some years ago to allow for more water retention.

Also needing to be addressed is a few owner complaints that the two retention ponds on the golf course behind resident's homes were not being maintained. Our landscaper will be contacted to be sure that if during the wet season he cannot get the mowers to manage, then to use weed whackers. Our landscaper also has to be more diligent in maintaining the hardscapes.

A block party committee has been formed and has been meeting. Any plans that would require funds they will present to the board for approval.

Also in November Dana would like to plan a new homeowner get-together for those who purchased since the last one. We currently have two pending homes and one that has closed.

Jason of Sentry Management included in the packet a breakdown of The Grove annual budget and reminded us that time is coming for the 2025 budget to be discussed. At that time the board needs to address raising any association fees. If more than 5% a vote would need to be taken at the annual meeting for approval.

The next board meeting is scheduled for September 19th.

With no further business to discuss, Dennis Holden made a motion we adjourn. JoAnn Portell seconded. Meeting was adjourned at 5:37 P.M.

Approved