

The Grove at Harbor Hills Board Meeting Minutes
September 19, 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 and Ray Yarnell. Ellery Hathorn present via Facetime. Jason Sackmann of Sentry Management was also in attendance.

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

Motion #1: Approval of 8/22/2024 meeting minutes. Dennis Holden made a motion we approve, Ray Yarnell seconded. Meeting minutes approved as written.

No homeowners were present at the onset of the meeting.

ARC Committee Report: Mike Meyer, the committee chair, was present via video phone conference. Two applications were submitted to the ARC: one for a roof to be re-shingled and another for landscape work. Both were approved.

Manager's Report: Jason Sackmann of Sentry Management presented the financial figures for the month of August which included operating funds, reserves and funds in the certificates of deposit. Sentry keeps collections current for any outstanding HOA dues and cost share payments. Also made available to the board was the information regarding the Corporate Transparency Act and the compliance of board members in regards to this new policy.

Violation notices observed and reported to the board by Jason for review then took place. We do this in order to report any compliance issues that have been resolved since his drive through the community prior to non-compliance letters being issued.

Unfinished Business:

When it comes to emergency or non-emergency gate repairs at the West Gate, the procedure for reporting those issues was reviewed and how The Grove HOA and Sentry are to proceed in the event the gate needs repairs and to report to Weiser Security and Harbor Hills HOA manager to get approval for gate repairs.

A brief discussion in regards to the Fining Committee, which the board would like to change to the Compliance Committee, is to give a more accurate description of their function. There will be called a meeting of the volunteers to describe their role as committee members.

New Business:

Motion #2: The invoice for the Directors and Officers Liability Insurance was presented to the board for approval. The invoice is in the amount of \$1,648.32. Marjie Tousignant made a motion we approved, Dennis Holden seconded. The motion was passed.

Misc: Dennis Holden noted that the sprinklers need repairing along Lake Griffin Road which is in the process of being addressed. It was noted the air conditioning unit in the guard house needs to remain running overnight due to moisture build-up on the interior walls to prevent mold.

A brief question and answer between the board members who have attended the four hour required continuing education and board certification class and our Sentry representative then took place. The discussion between board members and Sentry management was to determine that our HOA is in compliance with these new regulations.

The next meeting of the board of directors is scheduled for October 24th.

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

Approved