

The Grove at Harbor Hills Board Meeting Minutes December 17, 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, Ellery Hathorn, Dennis Holden, JoAnn Portell, Marjorie Tousignant and Ray Yarnell. Jason Sackmann of Sentry Management was also in attendance. Mike Meyers was present at the onset of the meeting to give the ARC report.

Meeting called to order at 3:56 P.M.

No residents were in attendance at the onset of the meeting.

Motion #1: Approval of November 21st meeting minutes. JoAnn Portell made a motion we approve, Dennis Holden seconded. Motion passed.

Motion #2: A motion was also made to approve the December 9th ancillary board meeting minutes. Ellery Hathorn made a motion we approve, Ray Yarnell seconded. Motion passed.

ARC Report: Mike Meyers, chairman of the ARC committee, reported that since the last board meeting there was only one application submitted for painting of a front door. Another verbal request for trimming shrubs that back up to a homeowner's property which is the viburnums planted along the berm on Lake Griffin Rd for privacy. When Sentry does the monthly drive through of The Grove and photos are taken, then it was determined that sending photos of specific shrubs or trees that need trimming also be sent via email along with the compliance notice to the homeowner. On a side note: homeowners who submit an ARC form have 6 months to complete the work or resubmit their plans to the ARC for approval.

Manager's Report: Jason Sackmann reviewed the violation report along with photos taken of the drive through the community on the 13th. The notices that were previously sent that have been taken care of by the homeowner were noted and removed as completed.

The current financial report was reviewed with the board. The certificate of deposits and money market accounts were reviewed along with dates due to roll over and interest rates. As suggested by Jason, a specified amount from the reserve account will be moved from a CD to a money market account with a higher interest yield.

Motion #3: Approve to transfer \$50,000 from the reserves which are currently in a money market account to a 12 month higher interest CD at 3.95% interest. Dennis Holden made a motion we approve, Ellery Hathorn seconded and the motion was passed.

A review of accounts in arrears was reviewed. Jason will continue to work with Harbor Hills regarding the cost of the emergency gate repair. Jason will also look into the time schedule for getting coupon books out to homeowners for 2025. The budget has been approved by Sentry and is posted on The Grove website and also on Sentry's for homeowners to see.

Old Business: The pass printer at The West Gate that no longer functions will now be handled by Weiser Security. The Grove HOA will go forward in having the IM DoorKing server installed at the gate.

New Business: Tree trimming along the maintenance road is needed and Dennis has spoken with our landscaper to get this done. Also needed is the cost for them to repair the damage from a fallen tree limb from hurricane Milton which damaged the brick and iron fencing along the berm behind 5221 Grove Manor. Affordable landscaping, in the past, repaired similar damage done by a vehicle coming from Marion County Road.

The water leak 50 feet from the exit side of the West Gate was determined to be Harbor Hills irrigation system.

It was suggested we place a trash barrel by the mailboxes so residents can dispose of unwanted mail. This will involve getting a barrel from Lake County waste management, paying a fee, and then having a volunteer to place the receptacle by the curbing on trash day.

A brief discussion regarding the details of the annual members meeting then took place. A date of February 8, 2025 was established and will take place here in The Grove rather than rent the church hall.

The next board meeting has been set for January 7, 2025.

With no further business to discuss, Ellery Hathorn made a motion we adjourn, Dennis Holden seconded.

Meeting adjourned at 5:22 P.M.