

The Grove at Harbor Hills Board Meeting Minutes
October 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, Ellery Hathorn, JoAnn Portell, Marjorie Tousignant and Ray Yarnell. Jason Sackmann of Sentry Management was also in attendance

Meeting called to order at 4:00 P.M.

Motion #1: Approval of September 19th meeting minutes. Dennis Holden made a motion we approve, Ray Yarnell seconded. Motion passed, meeting minutes approved as written.

No homeowners were present at the onset of the meeting.

ARC Committee: The ARC chair was not able to be present to give an update.

Manager's Report: On overview of the financial status of The Grove HOA thus far in the month of October at the time the report was initialized shows that as of 2024 The Grove was operating under budget, with the board pointing out that certain expenditures have yet to be noted. Any receipts for reimbursement of member's expenses were given to Jason.

The report of past due final quarter HOA dues by individual homeowners that are in arrears was reviewed with the board.

After the monthly drive-through the community Jason presented photos of homes that were not in compliance with the general maintenance of the exterior of the property. Since the storm it was suggested that we give some grace period prior to sending out some of the letters.

Due to new state regulations, The HOA had to surrender their debit card. Jason noted that Sentry cannot be the ones to apply for a credit card, which we need and are allowed to have for miscellaneous purchases. Receipts will still be needed to get sent to our Sentry Manager to forward to the accounting department. Ray Yarnell will look into applying for the credit card.

Unfinished Business:

The IM Doorkey Server that Guardian Access has given us until November 15th to set up in order to continue them servicing requests assigning new residents gate codes and removing former residents including deactivating transponders was then discussed. Dana Delzio will contact Guardian to go through the steps of setting up an account. At the April 16, 2024 meeting the board had already approved the monthly expenditure of \$24.95.

The shared expense for the emergency gate repair with Harbor Hills is still an unresolved issue. Sentry will make another attempt at getting a final resolution on this matter.

Tabled: The formation of a Compliance Committee (formerly referred to as a Fining Committee) has been tabled for now.

New Business:

The board needs to address the board members whose terms are up in 2025. The new compliance with state and federal regulations governing board members needs to be monitored for compliance.

A separate meeting to formulate a draft for the 2025 budget to present at the next board meeting will be done by the budget committee.

Dennis Holden is getting an estimate to remove the large oak tree that fell during hurricane Milton that is on The Grove HOA property easement along the golf course. Because the branches have fallen into the retention pond, any removal will have to wait until the retention pond drains.

New parts were purchased for the pump to drain the storm retention pond that addresses any flooding in the streets of The Grove. Volunteers worked to operate the pumps to remove the storm water from the area homes near the golf cart path after hurricane Milton. Two pumps are now fully functional since new parts installed.

The areas that need to be power washed are the cart path and the area of the sidewalk by the hardscapes. Affordable Lawn Care will be requested for this year to just do those sections.

The need to move the potted plants at the golf cart path was expressed. New flowers need to be planted and there is not enough sun in that location for them to thrive. It was suggested they be moved to the area where the mailboxes are.

The board expressed gratitude to all those who came out and helped with the cleanup of The Grove.

Next board meeting is scheduled for November 21st.

With no further business to discuss, Ellery Hathorn made a motion we adjourn the meeting and JoAnn Portell seconded the motion.

Meeting was adjourned at 5:15 P.M.

DRAFT