

The Grove Annual Members Meeting Minutes

January 27, 2024

President Dennis Holden called the meeting to order at 2:01 PM at the Lady Lake United Methodist Church. Board members present: Robert Chimento, Ray Durbin, Dana Delzio, Dennis Holden, JoAnn Portell and Ray Yarnell. Board member not in attendance: Marjie Tousignant

Sentry Management representative Michelle Pogue confirmed a quorum with 17 proxies and 25 present.

Motion #1: Approval of 2023 Annual Meeting Minutes – Shirle Mabie made a motion we approve, Mike Ferrara seconded.. All in favor, motion passed and minutes were approved.

Michelle Pogue presented the manager's report. Included in the packet was a copy of our current financial report which she presented current operating expenses \$69,046.63. Reserves \$158,791.08. Also Michelle included in her manager's report that was in the packet the list of administrative duties for which Sentry management is responsible that include, but not restricted to, the following:

- Review and pay vendor invoices
- Submit Petty Cash Report
- Prepare monthly finance summaries
- Assist board in preparation for all meetings
- Perform monthly drive through the community and note any property issues
- Work with association landscapers
- Renew HOA insurance policies and recently the renewal of our preservation of association or
- MRTA.

Ray Yarnell presented the following:

Home Exterior Maintenance

- Power wash homes and paint when needed and check for repair and damage if needed
- Power wash driveways as mold builds and make any repairs to the concrete
- Keep irrigation systems in working order and check for any broken sprinkler heads
- Be wary of loose eaves and soffits especially where the roof butts into an outside wall. Raccoons, squirrels and even rats can enter the attic area through any gaps.
- Irrigation: the St. John's water district requires sprinklers be run only once a week during Eastern Standard Time, and only twice a week during Eastern Daylight Time.
Odd house numbers are Saturday during EST and Saturday and Wednesday during DST.
Even house numbers on Sunday during EST and Thursday and Sunday during DST.

Property Maintenance

- Repair driveways that show signs of cracking and buckling

- Trim and manicure hedges. Prune and trim trees.
- Replenish mulch in plant beds as needed
- Remove dead trees and shrubs
- Rake and bag leaves from yard, sidewalks and curbs for Tuesday horticulture collection.
- Keep lawns mowed and edged and not that the strip between the sidewalk and curb is also the owner's responsibility.
- Control weeds in lawn and plant beds.
- Maintain lamp post lights and garage coach lights. Lighting is the responsibility of the homeowner.
- Always remember to complete an ARC form and submit to the Architectural Review Committee in you are planning to make any exterior changes including landscaping.

Dana Delzio presented a report on home sales in 2023 and the average sale price and home values which was a 10% increase from 2022. Five houses sold and one vacant lot. The average sale price = \$375,400.

Robert Chimento presented the following:

Community Improvement Projects Completed in 2023

- Renewed our Association for 30 years.
- Replaced the air conditioning unit in the guardhouse
- Remarked by repainting the roads at entrance to The Grove and stop signs within The Grove
- Power washed the brick walls along Lake Griffin Road.
- Removed sod that was not thriving and installed mulch along a section of viburnums on Grove Heights

Community Improvement Projects Planned for 2024

- Replace some of the stop signs Mulch Grove Heights and Guard House island
- Continue to replace dead or dying Ligustrum plants along Lake Griffin Road
- Power wash curbs
- Replace some stop signs
- Install a box on the community bulletin board to accept completed ARC forms
- Clean the large retention pond when it dries out

Good Neighbor Reminders

- Keeping dogs on a leash and picking up after your dog
- Put refuse out no earlier than the evening before pickup
- Make appointments for large refuse pickup
- Keep leaves off the streets
- No parking on the street overnight

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- The speed limit in The Grove is 20 mph.

- Transponders are for residents only. We have temporary clickers for non-resident visitors

Mike Meyer presented his report as chairman of the Architectural Review Committee. In 2023 there were 4 applications for a new roof, 10 for landscaping, 5 tree removal, 10 exterior painting, and 2 miscellaneous exterior for a total to 31 ARC requests approved. The ARC expanded to 5 members. There are plans to install a mailbox slot with a flag marker at the location of the bulletin board for residents to drop off completed ARC applications rather than drop them off at the guardhouse to reduce delays in response.

Dana Delzio reported on the block party. Originally the Grove block party was organized and run by a committee of volunteer owners, who submitted their ideas and expenses to the board for approval. Over time the volunteers dried up and the board picked up the task of making sure we had the annual block party, but this has never been the board's responsibility to run the social events for the community. So it needs to come back to volunteer homeowners to form a committee to run the block party and any other social events during the year. So, we are looking for a group of people to volunteer to form a block party committee and run your ideas past the board for this year's block party. Without those volunteers, we will not have a block party this year. Dana encouraged anyone interested to please contact a board member.

Dana also spoke regarding The Grove Website: Our website is the primary and best source of information for homeowners. Anita Diamond-Korndoerfer does a great job in keeping that website current. Visit the website thegrovehh.org and there you can find things such as where to send your HOA dues, the Grove's rules and regulations, the ARC committee information and forms, as well as our community directory. The information on how to log into the resident directory is in the packet. If you are not in the directory or at any time wish to update your information, you may do so by going into the directory and update your information and send your request. Anita also sends out notices to the community periodically, so if you are not receiving them, please let us know.

Discussions from the floor:

A concern regarding cleaning up the properties on and around the Grove portion of the cart path was brought up. We will be instructing Sentry to make this property part of their inspection going forward and a letter will be sent.

Another concern brought up from the floor was regarding bumps on the cart path from The Grove to the Golf Club. It was noted that all of those bumps are on the Harbor Hills side of the cart path.

Can better lighting being provided on the street by the West Gate when heading to turn into the gate from the east? SECO provides the lights and Dennis Holden will look into it. SECO has repaired all but three at this time. A possible solution to get better lighting at the West Gate will be looked into.

There was a concern for better lighting at night throughout The Grove. Dennis Holden responded that we will look into what the possibilities are for doing that.

Rate increase: Dennis Holden re-iterated that expenses have increased steadily in the past years when no fee increase was required. An increase is necessary to continue to function and to have our reserves remain health.

Revised Gate system functions was reviewed.

A resident asked for any recommendations for a contractor for work needing to be done in their bathroom. No recommendations were offered by the board.

Denny asked Michelle Pogue of Sentry Management to add to the report and supply a breakdown of where the property assessments go that are paid quarterly by homeowners and percentages that go into reserves.

With no further items to discuss, Ellery Hathorn motioned we adjourn the meeting. Bill Stone seconded. All in favor. Meeting adjourned at 3:28 PM.

DRAFT