

The Grove at Harbor Hills Board Meeting Minutes
February 4, 2025

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, Marjorie Tousignant and Ray Yarnell. Jason Sackmann of Sentry Management was also in attendance and Mike Meyer representing the ARC.

Meeting called to order at 3:58 P.M.

No homeowners were in attendance so the executive side of the meeting proceeded.

Motion #1: Approval of the January 7th meeting minutes. Dennis Holden made a motion we approve, Ray Yarnell seconded. Minutes will be entered into the record as written.

ARC Committee Report: There was 1 application in January which was approved and 1 so far in February pending approval.

Manager's Report: Jason reviewed the presentation he had printed for this meeting and reviewed with the board the financial standings including collections and total assets as it relates to the budget. Any surplus funds from the previous year will be rolled over into the current year. Once the CPA closes out the 2024 budget, the board will be given that report. There is a CD due to roll over this month and a motion was made that we move those funds into another CD for 12 months.

Motion #2: Move the \$46,374.01 from Capital Bank to Citizen's Bank of Raleigh, NC. Ellery Hathorn made a motion we approve the transfer, Dennis Holden seconded. All in favor, motion passed.

The main item on the agenda concerning the annual members meeting was then open for discussion. A date was established in order for Sentry to have the 30 days in which to mail out the information to homeowners. Topics for discussion at the meeting by board members were then reviewed.

Old Business: The estimate has now been obtained for trimming trees was presented to the board. This will include trimming trees along the maintenance path that are overgrown or storm damaged and also for trimming the trees inside The Grove that overhang the streets. Lake County Waste Management requires tree branches overhanging the street be at 13.5 feet.

Motion #3: Approve tree trimming at the cost of \$2,499.00. Ray Yarnell made a motion we approve and Ellery Hathorn seconded. The motion was passed.

New Business: It was presented to the board that 4 of the brick structures along The Grove's section of Lake Griffin Road are in need of repair. A company that Harbor Hills is using for their repairs have been requested to give an estimate for the cost of repairs to our brick structures. That is still pending.

With no further business to be discussed, Marjorie Tousignant made a motion we adjourn and Dennis Holden seconded. Meeting was adjourned at 5:10 PM