

The Grove at Harbor Hills Board Meeting Minutes
June 26, 2025

At 6:00 P.M. prior to the regular meeting of the board of directors, Jason Sackmann of Sentry Management, Dana Delzio and Marjorie Tousignant met with the members of the Deed Compliance Committee for orientation. Discussion of the function of the committee was initiated and questions were received and answered. The committee members were then dismissed prior to the regular board of director's meeting that followed immediately after.

Proof of notice was posted 48 hours in advance of the meetings 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, Robert Chimento, Ray Durbin, Marjorie Tousignant and Jason Sackmann of Sentry Management. Dennis Holden was in attendance via the internet.

The meeting was called to order at 6:57 P.M.

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

Motion #1: Approval of the May 15th meeting minutes. Robert Chimento made a motion we approve, Ray Durbin seconded. Minutes will be entered into the record as written.

Motion #2: Marjorie Tousignant made a motion that we elect Dennis Holden to take the position of Treasurer that was vacated by a former board member. Ray Durbin seconded, motion passed.

Manager's Report:

Jason Sackmann reviewed with the board members the current financial status which in total financial assets which included monies in the certificate of deposits, cash in the bank and reserves. Currently due to additional expenditures there is an arrearage of \$4,783.71 which will be offset by the next quarterly dues from homeowner assessments. Sentry is continuing to make efforts to collect the portion of gate repair owned to us by Harbor Hills. A report for the month of May regarding the sale of the vacant lot on Sunbeam Way and homes sold, for sale and pending was reviewed. We were also directed that the budget for 2026 must be completed by the end of October to Sentry Management for timely processing.

Old Business:

The landscaping work and pressure washing of the guardhouse has been completed by Affordable Landscaping, however, it was noted that they did not trim three viburnums along Grove Heights back far enough to increase the view of those turning right onto Grove Heights from the first stop sign. The instructions and drawings will be clarified and discussed with the landscaper to trim them back far enough to address this issue.

The ARC has been functioning without an official committee chairperson. Dana Delzio stated she has been filling in for that position and the other committee members have been also been pro-active in seeing all requests have been promptly acknowledged and processed.

New Business:

Discussion took place regarding the process for handling notices sent to residents as referred to in the Declarations and Covenants 7.3 Failure of compliance by owner. It was stated that the process for this board is to follow state guidelines for implementing any fines to the homeowner after no response or resolution of the violation of community standards after receiving three notices, one being a signature required as proof of receipt.

We were informed that residents whose property backs up to the golf course have pointed out that the retention ponds are in need of maintenance. We were then informed that our landscapers are set to cut down the overgrowth as far as water levels permit them to do so.

The next board meeting is scheduled for July 17th.

With no further business to discuss, Robert Chimento made a motion we adjourn and Ray Durbin seconded. Meeting adjourned at 7:51 P.M.

Approved