

The Grove at Harbor Hills Board Meeting Minutes

April 17, 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, Robert Chimento, Ray Durbin, Ellery Hathorn, Dennis Holden, Marjorie Tousignant. Jason Sackmann of Sentry Management was also in attendance and Mike Meyer representing the ARC.

Meeting called to order at 6:30 P.M.

No homeowners were in attendance.

The members of the ARC Committee were in attendance to express their concerns to the board of directors regarding compliance with ARC approval for projects as outlined in the ARC documents. The biggest concern were trees being removed without or prior to formal approval by the ARC board. In particular are the rules for a written report from an arborist following the examination of a tree and evidence for disease that would entail a risk to the home that must be attached to the ARC request form and await approval before proceeding with the removal of a tree. The board assured continued support, understanding and appreciation for all their dedication in their roles as ARC members.

After the ARC members dismissed themselves, the executive portion of the board meeting commenced.

Motion #1: Approval of the March 15th organizational meeting minutes. Dennis Holden made a motion we approve and Ellery Hathorn seconded. Minutes will be entered into the record as written.

Motion#2: Approval of March 10th board meeting minutes. Robert Chimento made a motion we approve and Ellery Hathorn seconded the motion. Minutes will be entered into the records as approved.

Manager's Report Jason Sackmann: A review of our current financial status in regards to accounts payable and receivable which included accounts in arrears. Jason has contacted Harbor Hills in regards to their portion of costs for the cable and electric costs we share regarding the guardhouse. Any balance regarding late fees applied to homeowner accounts then was discussed. A motion was made that we remove and absorb a minor account balance of \$3.46 from a particular lot.

Motion #3: Robert Chimento made a motion we remove the balance and Ellery Hathorn seconded. Motion passed.

The report of the monthly drive through the community by Sentry Management in regards to compliance to the exterior condition of homes and landscape was reviewed with the board of directors. This brought us back to the presence earlier of the ARC committee and assurance their questions regarding the process of sending notifications to homeowners is being followed and we can only activate the compliance committee after three notices have been ignored and no communication from the homeowner as to the time-line for completion of the violation. This is the function of the board of directors in tandem with Sentry Management and is a separate function from the ARC.

New Business:

An estimate to repair the brick structures along Lake Griffin Road was presented to the board for discussion. It was suggested by Sentry Management we first attempt to receive another bid, if possible, prior to approving the estimate given us to repair 6 of the structures at the cost of \$14,575.00. This document was made available by Sentry to all Grove homeowners to be able to review prior to this meeting.

The condition of the hardscapes was then discussed and it was discovered that the control for the irrigation system would work manually but not automatically so Dennis Holden had to purchase a new control box and get the system functioning. Affordable Lawn Care will be met with regarding the conditions in the plant beds that are lacking soil for the survival of flowers that they plant quarterly. The board has received the contract from them into the year of 2025.

Miscellaneous discussion:

We had one board member resign this week so the need to recruit new members was discussed. We shall be reaching out to hopefully our next generation of board members to invite to meetings so they can see how we function. The goal of this current board is to educate and prepare another generation to eventually take our place as we retire.

The next board meeting is scheduled for May 15th.

With no further business to discuss, Dennis Holden made a motion we adjourn and Ellery Hathorn seconded. Meeting adjourned at 8:32 P.M.