

## **The Grove at Harbor Hills Board Meeting Minutes**

### **August 28, 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, Dennis Holden, Marjorie Tousignant and Jason Sackmann of Sentry Management. Ellery Hathorn was in attendance via Facetime.

The meeting was called to order at 6:30 P.M.

There were two homeowners in attendance to observe the functioning of a board meeting. The board needs to begin recruiting homeowners to fill seats keeping the members to a total of seven and also to replace any board members who may decide not to serve another term. The President at the onset stated that no homeowner would be named in the course of conversation and only referred to as a lot number due to visitors remaining throughout the executive side of the meeting.

**Motion #1:** Approval of the June 26<sup>th</sup> meeting minutes. Dennis Holden made a motion we approve and Ellery Hathorn seconded. Meeting minutes will be entered into the record as written.

**ARC Report:** Dana Dezlzio, who is acting as chairperson on behalf of the committee until a volunteer replacement for that position is filled, gave the board and update on applications received. There were 3 requests in the month of June all pertaining to tree removal. These owners had an arborist out to confirm the tree was diseased or compromised and needed removal and all were approved by the ARC. Two requests in July were received: one for door replacement and another for decorative stone work and were approved. One request has been received for the month of August and approved.

**Manager's Report:** Jason Sackmann reviewed the current financial report that he provided in the board meeting packet. A review of the current budget account, assets and expenditures was reviewed with the board members. Preceding a review of the money that is in reserves and operating expenses along with cash account in the bank, it was suggested that we combine that a combined balance of \$50,000.00 be moved into an interest bearing account. Also in the meeting packet was a draft of the 2026 budget for The Grove for which a final report needs to be in to Sentry Management by the end of October. This was briefly discussed and the need for the board to meet in order to finalize the budget for the upcoming year.

**Motion #2:** After a review by Sentry Management regarding accounts payable to Guardian Access Solutions for services they perform for the West Gate programming, it was discovered that a double billing and payment had been made. We were given the choice of a refund or a credit for the 2026 service agreement. A motion was made by Ray Durbin that we have our account credited for \$700.00 and Robert Chimento seconded. Motion was passed.

**Motion #3:** Move a total of \$50,000.00 into an interest bearing Certificate of Deposit at an interest rate of 3.92%. Ray Durbin initially made the motion we transfer funds into an interest bearing account. When it came up for a vote later in the meeting, Ellery Hathorn made a motion we approve and Dennis Holden seconded.

**New Business:**

Dennis Holden provided had printed and provided a map outlining the configuration of The Grove including lot number and house number. Jason Sackmann will use this map and get cost estimates of resealing the roadways versus repaving. It was pointed out that there is a depression in one area of the road on Grove Manor. This concern plus any other segments of the roadway in need of attention will be addressed.

Two requests were received by Dana Delzio from an unidentified source pertaining to The Grove contributing to the expense of having a guard at the West Gate. Currently the agreement with Harbor Hills is that they pay the full expense to Weiser Security for a guard being in attendance. Due to the fact that there was no name signed to either request, all we could do is discuss this proposal. Currently The Grove HOA pays for the cameras, furniture and supplies to the guardhouse which is owned by The Grove. The utility expenses are cost shared with Harbor Hills due to Pine Village and Buena Vista both using The Grove West Gate for access. It was agreed that we keep the agreement with Harbor Hills as is. If we received any communication with the identity of the source of any such request, we can then formally address this.

**Miscellaneous:**

The future of the transponder receivers at the entry gates is something that will be looked into as long-term operational functions are no longer able to be supported by the company which installed them. This will not only affect The Grove but all of Harbor Hills.

As for deed compliance issues, the board of directors had placed a pause on any letters for the months of July and August. The board in our governing documents does have recourse to take action on any property that has made no effort to resolve extreme on-going issues with a personal notification to the homeowner.

With no further business to discuss, Robert Chimento made a motion we conclude the meeting and Ray Durbin seconded. Meeting adjourned at 7:18 P.M.

The next board meeting is scheduled for October 23, 2025.