

The Grove at Harbor Hills Board Meeting Minutes December 2, 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, Dennis Holden, Ellery Hathorn, Marjorie Tousignant and Jason Sackmann of Sentry Management.

The meeting was called to order at 7:01 P.M.

Two homeowners were in attendance. One homeowner is to be elected to the board to serve out the seat vacated by a former board member.

Motion #1: Approval of the October 23rd meeting minutes. Ellery Hathorn made a motion we approve the minutes, Dennis Holden seconded. Minutes will be entered into the record as written.

ARC Report: Four requests were received for painting and landscaping and have been approved. Not all the work has commenced to date. There are no requests pending approval.

Manager's Report: Jason reviewed the financial report as of the end of September providing the total amount that are in reserves, the monies in bank and CD accounts and the accounts payable and receivable. It was brought to the board's attention that we showed \$11,000.00 over budget for the year as of last calculations. There were additional project expenses and Jason informs us that figure should improve before the end of the fiscal year. Sentry is still working with Harbor Hills to resolve sharing the gate repair costs.

Motion #2: The new rates for Certificate of Deposit due in January to be discussed and voted on via Email as the CD will be due prior to our next meeting. Dennis Holden made a motion we proceed as stated and Ellery Hathorn seconded the motion. All were in favor and motion passed.

Unfinished Business:

New Business:

Motion #3: Approve Peter Licari as board member to finish out the term of the vacated seat by Ray Yarnell as Treasurer. Robert Chimento made a motion we approve Peter as the newest board member and Ellery Hathorn seconded. Motion passed.

The date of the annual meeting is to be determined and it has been suggested we combine the annual block party and annual meeting by first having The Grove members meeting followed by the block party.

Motion #4: Review and discussion of BrightView landscaping proposal to maintain the common areas of The Grove after our current agreement with Affordable Lawn Care expires in March of 2026. With BrightView coming in at a competitive rate of \$17.256.00, Ellery Hathorn made a motion we approve and Peter Licari seconded. Motion passed. Further discussion of a proposal by BrightView to also mow private resident lots will require homeowner participation and approval.

Dana Delzio has had a recent inquiry in regards to a Grove resident's request to rent their home. Unless a hardship is established, we are still at the 10%, so no home can be rented until one more rental home is sold. We will now need to establish a list of homeowner's who have already requested to rent their homes and only one resident at a time will be allowed to advertise their rental. The already established regulations for home rentals will need to be complied with.

Motion #5: Vote to approve estimate for bringing a homeowner's property in the Grove into compliance with exterior home maintenance after several months of notifications and the homeowner failing to comply. Two proposals were received and Marjorie Tousignant made a motion we approve the estimate by Rebel's Ranch LLC of \$1,650.00 to make the needed repairs to the home exterior and landscaping. Robert Chimento seconded, motion passed.

Miscellaneous:

A suggestion was made that we send a notice to homeowners to please exchange all exterior colored lighting to normal white lighting on lamp posts and coach lights after the holidays.

An inquiry by a homeowner regarding what we pay for West Gate internet costs and street lighting along Grove Heights was discussed. It was established that our internet costs are very reasonable according to Jason Sackmann and the street lights belong to SECO and it would not be cost effective for The Grove HOA to maintain the lighting. Dennis Holden pointed out that the lighting when changed is LED. Jason of Sentry stated that our management company maintains the technology fee for The Grove.

With no further business to discuss, Dennis Holden made a motion we adjourn and Ellery Hathorn seconded. Meeting was adjourned at 8:04 P.M.

The next meeting is scheduled for February 2nd.