

The Grove at Harbor Hills Board Meeting Minutes

March 10, 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 Ellery Hathorn, Dennis Holden and Marjorie Tousignant.

Due to the nature of the meeting Jason Sackmann of Sentry Management was not present or Mike Meyer chairperson of the ARC.

Meeting called to order at 7:08 P.M.

No homeowners were in attendance.

Due to the above mentioned there was no manager's report or update from the Architectural Review Committee.

Motion #1: Approval of the February 4th meeting minutes. Dennis Holden made a motion we approve, Robert Chimento seconded. Minutes will be entered into the record as written.

Motion #2: Approve the \$500.00 for Affordable Lawn Care to pressure wash the golf cart path and vinyl fencing. Marjorie Tousignant made a motion we approve, Robert Chimento seconded. Motion passed.

Motion #3: Approve the \$700.00 due to Access Control Systems for administrative services provided by Guardian in our annual programming agreement. Dennis Holden made a motion we approve, Ellery Hathorn seconded. Motion passed.

Motion #4: Approve the \$5,395.00 cost for tree clearing and tree trimming along the service path. Included in the cost are tree branches that overhang the streets in The Grove in order to meet the 13.5" clearance for Waste Management vehicles as required by Lake County. Ellery Hathorn made a motion we approve, Dennis Holden seconded. Motion passed.

Miscellaneous: The board then discussed the talking points for the upcoming annual meeting on March 15th. Each member was assigned a topic for discussion. The packet for the meeting that will be handed out that morning will also be made available on the website.

Dana will be contacting Jason Sackmann to see how many proxies were mailed in to Sentry Management.

With no further business to discuss Dennis Holden made a motion we adjourn and Ellery Hathorn seconded.

Meeting was adjourned at 8:02 PM. The next regular board meeting will be set for April: date and time to be announced.