

The Grove at Harbor Hills Board Meeting Minutes

May 15, 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 and Marjorie Tousignant. Attending via Zoom meeting: Dennis Holden and Ellery Hathorn. Jason Sackmann of Sentry Management was also in attendance.

Meeting called to order at 6:35 P.M.

There are two homeowners present at the meeting who were among those invited to sit in and observe how our board meetings are conducted. There is one opening on the board after a resignation was obtained in writing and now the board is actively looking for a resident to fill the vacant seat.

Motion #1: Approval of the April 17th meeting minutes. Robert Chimento made a motion we approve, Ellery Hathorn seconded. Minutes will be entered into the record as written.

Manager's Report: Jason Sackmann reviewed the current status of our cash in the bank, operating and reserve funds and the amount in two certificates of deposits with Capital Bank. Under surplus/deficit the HOA budget is currently operating in the red due to some additional expenditures but that is expected to balance out before the end of the fiscal year. Jason is still working with Harbor Hills to resolve their share cost of previous gate repairs. Jason will work with the attorney prior to any liens being placed on a property that is in arrears. The sale of the empty lot on 39926 Sunbeam Way has been documented.

Motion #2: Removal from homeowner's accounts receivable balance on report in the amount of: \$.04 and \$11.30. Ellery Hathorn made a motion we remove from the accounts, Dennis Holden seconded. Motion passed.

Old Business:

Specific violation notices that were sent out to owners in May were not discussed, only noted to the board by Dana Delzio that she has contacted the three residents who had previously agreed to be on the Deed Compliance Committee. The three homeowners who will comprise this committee cannot be board members or related to board members. Consultation with our attorney in regards to the procedure has been obtained and we are moving forward to activate non-compliance situations within the legal guidelines of the Florida Sunshine State laws. Dana also noted that she had received complaints about the condition of a home, or homes, who back up to the golf course in need of maintenance and can the board request that an owner remediate these issues not visible from the street.

Motion #3: Approval of the Viking estimate to repair the brick structures that are in decay along Lake Griffin Road. A second bid was obtained and Viking was the best estimate and this will also keep the repairs in consistency with repairs done by this specialized company on the Harbor Hills side of the roadway. Dennis Holden made a motion we approve the \$14,575.00 for repairs, and after a raise of hands and all in approval, the motion was passed.

New Business:

Motion #4: The three estimates by Affordable Landscaping to power wash the guardhouse \$250.00, the installation of plantings and irrigation totaling \$292.00, and landscaping work to remove encroaching or trim back trees and shrubs some of which obstruct the view and safety of motor vehicles exiting The Grove \$1,275.00. Ellery Hathorn made a motion we approve, Robert Chimento seconded and the motion was passed.

With no further business to discuss, Ray Durbin made a motion we adjourn and Robert Chimento seconded. Meeting was adjourned at 7:00 P.M.

The next board meeting has been scheduled for June 26th at 6:30 P.M.