

The Grove at Harbor Hills Board Meeting Minutes September 25, 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: Dennis Holden, Robert Chimento, Ray Durbin, Marjorie Tousignant. Dana Delzio and Ellery Hathorn were present via teleconference. Our Sentry manager was not in attendance.

The meeting was called to order at 6:41 P.M.

One homeowner was in attendance and remained to observe the procedure of board meetings. There was no manager's report or ARC report for this meeting.

Motion #1: Approval of the August 28th meeting minutes. Robert Chimento made motion we approve, Dennis Holden seconded. Minutes will be entered into the record as written.

Motion #2: Approval of Water Flo to pressure wash the curbs throughout The Grove, brick structures, sidewalk area along the common in Grove Heights and the copula on the guardhouse at the proposed cost of \$1,685.63. Ellery Hathorn made a motion we approve, Ray Durbin seconded. Motion passed.

Motion #3: Approval of proposed cost by Affordable Landscape to put down mulch in the common areas at a cost of \$1,925.00. Ray Durbin made a motion we table the project at this time, Robert Chimento seconded. Motion has been tabled.

Motion #4: Approval of Directors and Officers Liability Insurance at the billing cost of \$1,391.78 which extends to August 3, 2026. Marjorie Tousignant made a motion we approve, Dana Delzio seconded. Motion passed.

A review of the proposed budget for 2026 was then discussed. Using the draft that we received from Sentry Management a line-by-line review of income, ground maintenance expenses along with maintenance of the gate and administrative costs was discussed. The revisions will be sent to Sentry Management to modify the budget to reflect revisions that were made prior to a vote for final approval at the next board meeting.

In regards to deed compliance issues, no decisions were made in regards to violations noted in the last drive-through of the community by Sentry Management. However, the Articles of Incorporation pertaining to the property rights and responsibilities of a homeowner to maintain the exterior appearance of the property was reviewed and discussed. The focus will be on properties that have received multiple notices in the past who still have not resolved the issue, and the action to be taken that falls on the responsibility of the board of directors to get the situation corrected and in compliance.

With no further business to discuss, Ellery Hathorn made a motion we adjourn the meeting and Ray Durbin seconded. Meeting was adjourned at 8:30 PM.

The next board meeting is scheduled for October 23rd.