

The Grove Annual Members Meeting Minutes

March 15, 2025

President Dana Delzio called the meeting to order at 10:30 A.M on Sunbeam Way in The Grove. Board members present: Dana Delzio, Robert Chimento, Dennis Holden, Marjorie Tousignant and Ray Yarnell. Board member not in attendance: Ellery Hathorn.

The Grove's community manager from Sentry, Jason Sackmann, confirmed a quorum with 15 proxies, 5 board members and 13 community households present. Proof of notice was established.

Motion #1: Approval of the January 27, 2024 annual meeting minutes. Terry Hudson made a motion we approve, Anita Korndoerfer seconded the motion, minutes to be entered into the record as written.

Packets were printed and handed out to each attendee for homeowners to take home and read. Also ballots in the event that a vote for board members will need to take place were handed out.

Manager's report presented by Sentry Management: Jason Sackmann reviewed the financial report that was in the packet giving a breakdown of total assets as of February 2025 reading the monetary details regarding cash in the bank, money market accounts and certificates of deposit. Our reserves which were on the provided report of \$256,890.79. These reserves not designated to a specific project such as the eventual repaving of the streets in The Grove. This is in order for us to allow the reserves to be used for other projects if needed. Jason took a question from the floor regarding the CD in the total of \$87,614.95 and from what account was money taken to arrive at that amount.

The manager's report continued with a mention of common non-compliance issues in regards to the exterior maintenance of the home. During Jason's drive through the community which takes place once a month, the letters sent are mostly in regards to lawn mowing, trimming of shrubs, trees, overgrowth of weeds. It also included the pressure washing of driveways and sidewalks along the frontage of the property which is the owner's responsibility.

Committee Reports: Dennis Holden then presented a breakdown of The Grove annual expenses for 2024 which included the guardhouse and guardhouse supplies, gate repairs, cameras at the gate, administrative costs, insurance and liability and the yearly operating costs. The Grove has annual fees to retain an accountant and attorney.

Looking to the future for the cost of repaving the streets prompted a question from the floor regarding this future project. The cost of repaving will be based on current oil prices. The Grove received an estimate two years ago of an estimated cost of \$250,000. At that time it was determined that the streets would be good for another 5 years. The board has voted to increase the homeowner association fees annually by 5% to protect the reserves when this project needs to be done.

ARC Committee: Mike Meyer as chairperson discussed updated rules for removal of mature trees on a homeowner's property. An application must be submitted for the removal of a tree and the ARC committee for review and approval. A tree can be removed if proved a threat to the home or septic system or is diseased. The committee will now require the homeowner have a certified Arborist look at the tree and make a determination regarding the condition of the tree. It was stated that this service is generally done for free.

A question from the floor regarding building on an empty lot, specifically the one on Sunbeam Way that is still pending was brought up. Dana Delzio explained that a process is in place by someone who has submitted house plans. The first step is for them to get approval from Lake County to comply with their building requirements, then to the Grove board to show insurance and liability for any contractors to be working to construct the home, and then the ARC for exterior features such as paint and roof colors and landscaping.

Another member present asked about estate sales. Estate sales are allowed within the Harbor Hills community only. A homeowner cannot solicit outside that would generate non-residence from coming through the gate as a security issue. However, a homeowner can advertise an article of furniture or appliance and then meet with the interested buyer outside the community to make the sale.

Dana Delzio then gave an explanation regarding what some refer to as a fining committee; however we are calling it a compliance committee. This committee is made up of three Grove homeowners and is to work on behalf of the resident. This is to protect the homeowner by approaching the board to show proof that the proper communications have been sent in regards to the violation and to work with the homeowner to determine the circumstances involved prior to any fines being imposed. Those fines have to be approved by the Compliance Committee before the board can move forward.

Old Business: Dennis Holden addressed the issue of increasing street lighting in The Grove. The street lights along Grove Heights that are owned by SECO that were not functioning have been repaired. The high cost to increase street lighting in The Grove is out of reach, so it was suggested that during the evening hours homeowners keep their coach lights on and be sure that their lamp posts out front are working. Residents were commended for doing a good job with leaf removal.

New Business: There are some brick structures along Lake Griffin Rd. in need of repair and an obtaining an estimate for that work is in the process. A project for power washing for the curbs will be next year. The lifting of concrete along the cart path was mentioned. At this time there is not an avenue to have just one section of curbing done by the company that did the sidewalks in The Grove a few years ago.

Gate clickers that had been made available to homeowners for guests are no longer functioning. At present there is no solution as to why the signal is not being picked up. Those who have signed out clickers have been informed.

Due to poor visibility when making a right hand turn at the stop sign by the hardscapes, the plan is to cut back the viburnums that are blocking the view of oncoming traffic heading into the community. This will entail shearing off the front portion of the shrubs.

The update on non-owner occupied homes shows that The Grove is still under the 10% at 12 homes that are rented or non-owner occupied as clarified in the Amended documents. Any current sale of a home is required that the owner lives in the home and no homes are to be sold as rentals until we are down to nine non-owner occupied homes.

Volunteers are needed for hurricane preparedness in regards to the pumps that are used to take care of any overflow from the retention pond to minimize street flooding at the base of the golf cart path and street. Robert Chimento asked for any ideas for dealing with the excess water that accumulates in that location.

Volunteers are also needed for a decorating and beautification committee and then we also need a committee in order to conduct the annual block party. Colleen Vaneps volunteered to head a committee for decorating and beautification.

Nominations from the floor: With one seat on the board to be filled that was vacated by a member who has sold and moved, anyone interested in filling a seat on the board or nominations from the floor were then asked for. Ray Durbin was recognized and where there were no other nominations or any sent in via the annual meeting mail-out, Ray was appointed as the seventh member of the board of directors.

Miscellaneous discussion: A question arose regarding painting the lamp posts out in front of the homeowner's residence now that the reflective numbers have been placed on the posts. Dennis Holden did say that he has some extra numbers if needed.

The numbers and letters have been ordered and received to replace the faded decals on the mailboxes. Volunteers have already come forward to assist in the project.

With no further questions or concerns from the floor, Rose Myers made a motion we conclude the meeting, Alan Anglis seconded and the annual meeting was adjourned at 11:38 A.M.