

The Grove at Harbor Hills Board Meeting Minutes

January 7, 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: Ellery Hathorn, Dennis Holden, JoAnn Portell, Marjorie Tousignant and Ray Yarnell. Dana Delzio was present via FaceTime, Jason Sackmann of Sentry Management was also in attendance and Mike Meyer chairman of the ARC.

Meeting called to order at 4:01 P.M.

Prior to the start of the administrative part of the board meeting, we had one resident member in attendance. Concerns and questions were addressed regarding the sending of emails and written notification to homeowners regarding violations notices as a result of Sentry Management doing a drive through the community once a month. It should be noted that a member of the ARC does accompany Jason and all compliance issues are first reviewed by the board prior to any notifications being sent. If issues have been addressed prior to the meeting, Jason is made aware and those violations are removed prior to notification. The homeowner then left the meeting and we thanked them for coming.

Motion #1: Approval of December 17, 2024 meeting minutes. Ellery Hathorn made a motion we approve, Ray Yarnell seconded. Minutes were approved as written.

ARC Report by Mike Meyer: A graph summary of the 2024 ARC applications and activity was presented to the board which was recommended it be included in the annual meeting packet. There were forty-seven applications filed in 2024 which included fifteen for landscaping, nine tree removal, seven roofs re-shingled, seven repainting and nine miscellaneous exterior changes. The ARC does note and address work being done by owners who do not submit an application and notifies them.

The board then reviewed the photos taken of the drive through that took place on January 3rd by Sentry Management and a member of the ARC. Those were noted and discussed by the board of directors and Jason will send out notifications as per the input from the board members.

The board inquired about the cost of sending a letter from an attorney to a homeowner who has been through the entire process of notification with no response and sending a violation along to the compliance committee for review and recommendations.

Manager's Report Jason Sackman: A detailed report of The Grove financial status including the 2025 budget, total assets, liabilities, income and expenses was reviewed. Pending is the transfer of funds from a money market to a certificate of deposit for a higher interest rate which has prior approval from the board of directors. Being considered is a petty cash account for The Grove to use for certain purchases rather than go through the now in-place accounting process.

New Business: A brief discussion regarding having the annual meeting here in The Grove on Sunbeam Way regarding seating and weather conditions. A tentative date for February 8th was discussed at the prior meeting. A packet for members will be sent to Sentry for printing, and Sentry will mail out notification along with proxies at least fourteen days prior to the meeting date.

It was then brought to the attention of the board the need for some light poles that need repainting since the reflective numbers were added. Dennis Holden may have a solution in order to cover up the numbers prior to painting and will do a test. There are also additional numbers available that were not used if any need to be replaced if possible.

The condition of poor lighting in some areas around The Grove this time of year especially where there are shorter daylight hours was discussed. Noted were some lamp posts that have weaker lighting than others and coach lights on some houses not lit. For those having issues with light sensors, or poor illumination, the board will look into the expense of providing bulbs with the light sensors built-in to aid those owners having issues. The goal would be to have everyone with uniform lighting for the safety of the community where people have been observed walking in the street evening or early morning with the absence of sunlight.

Tree trimming and two dead cedar trees needs to be taken care of by the pump and maintenance road that is on Grove property. Estimates will be obtained to get this work done.

Quickly noted was a rule that after a hurricane, any property damage needs to be addressed and taken care of within 75 days of the occurrence. No home in The Grove has this issue.

Motion #2: Approve estimate by Affordable Landscaping to repair the damage from a fallen tree limb during the hurricane to the brick and iron fencing that is part of The Grove berm along Lake Griffin Road. A motion was made to approve the cost of repair at \$525.00. Ellery Hathorn made a motion we approve and JoAnn Portell seconded. All in favor and motion passed.

Motion #3: Approve cost of replenishing mulch along Grove Heights presented by Affordable Landscaping for \$2,210.00 which is close to what we paid two years prior. Ellery Hathorn made a motion we approve, Dennis Holden seconded. All in favor and motion passed.

The viburnum that obstructs the view of oncoming traffic from the gate at the stop sign by the hardscapes will be cut back. It has been noted as a safety issue with people having to pull out too far to get a visual of oncoming traffic. This will be done by volunteers.

With no further business to discuss, Ray Yarnell made the motion we adjourn and Dennis Holden seconded.

Meeting adjourned at 6:19 PM.

DRAFT