The Grove at Harbor Hills Board Meeting Minutes
October 6, 2026

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: Robert Chimento, Dennis Holden, Ray Durbin, Peter Licari, Marjorie Tousignant and Jason Sackmann of Sentry Management. Ellery Hathorn was in attendance via Facetime and Dana Delzio via phone conference.

The meeting was called to order at 6:36 P.M. by the board President, Robert Chimento.

No homeowners were in attendance so the executive side of the meeting proceeded.

Motion #1: Approval of the September 1st meeting minutes. Dennis Holden made a motion we approve the minutes, Peter Licari seconded, in favor. Minutes will be entered into the record as written.

ARC Report: One request was received approved and completed approved, one request is pending. The builder for the lot at 39926 Sunbeam Way has sent to the ARC the plans with the footprint of the home to be built. A letter to the county with HOA approval has been requested by the builder in order to receive the building permit.

Manager's Report: Jason reviewed the financial report as of the end of September providing the total amount that are in reserves, the monies in bank and CD accounts and the accounts payable and receivable. Sentry is still working with Harbor Hills to resolve sharing the gate repair costs. No home closings have occurred since the last board meeting.

Unfinished Business: The request for rental of 39914 Sunbeam Way in which the homeowner agreed to the terms of allowing to rent the home when over the 10% was signed, notarized and returned to the board by the homeowners, however, since that time the owner has decided to place the home up for sale so this item of business is closed.

Jason Sackmann reviewed with the board the contract for 2027 with Sentry Management in which we pay for their services as property management. Jason will have the terms of the contract typed up and sent to the President and Vice President of the Board for review and approval.

Discussion on the next steps for unresolved properties out of compliance with the covenants of the Grove HOA then followed. For the outstanding fines for deed restriction violations, a lien has already been placed on that property and no further action at this time. For the property that is delinquent in paying quarterly association fees, it was felt that further steps need to be taken in this situation.

Motion #2: Begin foreclosure process on the home of account # 000027 which outstanding association payments are currently $3,676.12 as of the time of this meeting. Ellery Hathorn made a motion we have our attorney send notification to the homeowner and Robert Chimento seconded. All in favor and motion passed.

Motion #3: Approval of the 2027 Budget for the Grove HOA. Dennis Holden made a motion we approve and Peter Licari seconded. All in favor and motion passed.

New Business: The West Gate exit has been damaged beyond repair by a Harbor Hills resident attempting to gain access into the community. The Grove has obtained the police report from the Lady Lake Sheriff's department and Sentry Management will contact the Superior Insurance Company, where we have a policy, to begin investigation into collecting repair costs from the insurance on the vehicle involved in this occurrence.

Motion #4: Approve tree trimming proposal by Triple D Services to remove the dead palm tree and trim the palm tree by the mailboxes, raise overhang at stop signs by the gate, remove palm stock and raise tree canopy overhang at retention pond #9, cut and haul debris at the cost of $1,875.00. Ray Durbin made a motion we approve and Ellery Hathorn seconded. All in favor and motion passed.

The final item discussed were the condition of the sidewalks. It was stated that one area of mold accumulation in front of a residence is becoming a slip hazard. The pressure washing of any sidewalk in front of a property is the responsibility of the homeowner. No letters will be sent for pressure washing until the water conservation restrictions have been lifted by the water management district.

The HOA will continue to take care of any trip hazards where the concrete is raising. Estimates will be obtained for grinding the uneven areas where tree branches are doing some lifting. Another item will be to receive estimates for the areas where the concrete is deteriorating from the edge of the curbing along the driveways. Included will be addressing repair of the sinking drain basin at the corner of Grove Manor and Sun Glo Court.

With no further business to discuss, Peter Licari made a motion we adjourn and Ellery Hathorn seconded. Meeting was adjourned at 7:53 P.M.

The next scheduled board meeting is November 3rd.

These meeting Minutes were approved at the November 3rd board meeting as noted by the secretary, Marjorie Tousignant.