

The Grove at Harbor Hills Board Meeting Minutes
August 4, 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, Peter Licari and Marjorie Tousignant. Jason Sackmann of Sentry Management was also in attendance. Ellery Hathorn and Dennis Holden were in attendance via Facetime.

The meeting was called to order at 6:32 P.M.

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

Motion #1: Approval of the June 2nd meeting minutes. Dana Delzio made a motion we approve the minutes, Peter Licari seconded. Minutes will be entered into the record as written.

ARC Report: Peter Licari reported receiving since the last report a total of 10 ARC forms submitted for approval, two are still in the process. They include such items as landscaping and painting.

Manager's Report: Jason reviewed the financial report that he configures providing the total amount that are in reserves, the monies in bank and CD accounts and the accounts payable and receivable.

Unfinished Business: Gate repairs: there is still the outstanding cost-share amount ride with Harbor Hills that Sentry has attempted to work to resolve.

New Business: The email communications to and from BrightView Landscaping in regards to issues such as mowing of retention ponds, rather than presently they are shared with all board members, to reduce the communication regarding the common areas to just the board members who are involved in landscape maintenance. One area in particular the tall, seeding grasses in front of the mailboxes and the scope of the area which is to be mowed along the retention area need to be communicated to the landscaper.

Current board member terms were reviewed briefly. The need to recruit new members is always at the forefront of these discussions.

A request from account #23 to reduce the fine for non-compliance in cleaning up the property was discussed. Efforts have been made by the homeowner to remedy the violations, however three being outstanding at \$3,000. The homeowner requested the board consider reducing the fee to \$300.00

Motion #2: Ray Durbin made a motion we notify the homeowner the board accepts his offer of a fee reduction with 14 days to verify the work has been completed. Peter Licari seconded and all are in favor to reduce violation fee to \$300.00.

There had been received a complaint regarding a barking dog who a few owners are asking the board of directors to address. In the Covenants there is a nuisance clause which refers to pets (Article VI, Section 6) which the board can formally notify a homeowner to restrain any pet from barking or running loose.

Motion #3: A maturing CD at First Citizens in the amount of \$92,558.58 has matured and needs to be re-invested. Dana Delzio made a motion we place the CD in the 3.56% bearing interest account for 9 months, Ray Durbin seconded. All were in favor and motion passed.

Motion #4: Request by the homeowners for the property on Sunbeam Way to be rented as their home has been on the market for 6 months and has not sold. Due to the fact they have already moved to another state for employment, the financial situation the owners provided and making a case of hardship, Ray Durbin made a motion we allow them to rent, Peter Licari seconded. The motion was passed by a vote of 4 yes and 3 no among the board members. Strict guidelines and conditions will need to be met by the homeowner: 1 year minimum lease, hiring of a professional management and landscape company, and re-attempt to sell prior to the one-year lease expiring.

With no further business to discuss, Ray Durbin made a motion we adjourn and Dana Delzio seconded. All in favor.

The next board meeting is scheduled for September 1st.

Meeting adjourned at 7:54 P.M.