

The Grove at Harbor Hills Board Meeting Minutes
September 1, 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: Dana Delzio, Robert Chimento, Dennis Holden, Ray Durbin, Peter Licari, Marjorie Tousignant and Jason Sackmann of Sentry Management.

The meeting was called to order at 6:30 P.M. by the board president Robert Chimento

One homeowner was in attendance choosing only to observe, so the executive side of the meeting proceeded.

Motion #1: Approval of the August 4th meeting minutes. Dana Delzio made a motion we approve the minutes, Dennis Holden seconded. Minutes will be entered into the record as written.

ARC Report: One request submitted has been approved and one pending was reported as occurring since the last board meeting.

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. Those accounts that are in arrears were reviewed. Current deed compliance issues that remain outstanding were reviewed and discussed.

Old Business: Sentry is to follow up with homeowners who remain out of compliance after receiving written notice to resolve landscaping appearance as a result of persistent neglect. Sentry confirmed there has still been no response to the mailer sent to the homeowner requesting a waiver in order to gain board approval to rent their home.

New Business: The right side of the exit gate at the West Gate appears to be the result of wear and tear on possibly the hinges that support the gate. Weiser security is to review the cameras from that date in an attempt to verify if it is the result of gate failure or damage from a vehicle. At this point it does not appear to be the case.

Sentry management had prepared for the board a draft of the budget for 2027. Included were the costs of items and expenses comparative for 2025-2026. The items that were brought to the board's attention were line items for fertilizer and the cost projections for landscape services, irrigation repairs, street lighting and the current method of the billing process with SECO. Sentry will take the revisions to be made and redraft the budget for the board to review prior to the next board meeting where the budget will be finalized.

Jason Sackmann recommended that The Grove update their contract with Sentry Management. This will be done based on the extent of the current services that are being performed by Sentry and our community association manager and sent to be reviewed and signed.

Any other specific items regarding road and curbing repairs will be discussed at a later date when they are ready to be addressed and any repairs to be made.

The next board meeting is scheduled for October 6th. With no further business to discuss Peter Licari made a motion we adjourn and Ray Durbin seconded. All agreed and the meeting was concluded at 8:08 P.M.