

The Grove at Harbor Hills Board Meeting Minutes
February 3, 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, Ray Durbin, Ellery Hathorn, Peter Licari, Marjorie Tousignant and Jason Sackmann of Sentry Management.

The meeting was called to order at 7:06 P.M.

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

Motion #1: Approval of the December 2, 2025 meeting minutes. Robert Chimento made a motion we approve the minutes, Peter Licari seconded. Minutes will be entered into the record as written.

ARC Report: There were 2 approved requests in January: lanai remodel and satellite dish installment.

Manager's Report: Jason reviewed the financial report providing the total amount that are in reserves, the monies in bank and CD accounts and the accounts payable and receivable. A discussion of the certificate of deposits that are maturing in February and March with a decision to roll over the \$48,587.63 in one account into a 13-month interest rate of 3.5%. Sentry is still working with Harbor Hills to resolve sharing the gate repair costs which are in arrears. Steps have been taken to address any outstanding dues owed to The Grove HOA.

New Business: Brightview has begun work for The Grove as the new landscapers. It was noted they have trimmed the viburnums along Grove Heights along the sides and the hedges still need to be trimmed to 8 feet in order to give clearance for the street lights.

Discussion began in order to address the non-deed compliance of the property at 5313 Grove Manor. Under Florida statute 720.305 homeowner's associations (HOAs) can impose fines for non-compliance of deed restrictions. Fines may not exceed \$100.00 per violation, and not to exceed \$1,000 total per unresolved violation. The HOA must provide the homeowner written notice and a hearing opportunity before the fining committee before imposing any fines.

The board reviewed the history of previous violation notices and confirmed that the violations remain unresolved and have Sentry Management proceed with notifying the homeowner of the fining process in regards to the violations at 5313 Grove Manor in accordance with Florida Statute 720.305 and the Association's governing documents.

Motion #2: A motion was made to refer the violations at 5313 Grove Manor to the Fining Committee and to propose a fine of \$100.00 per day for each violation, not to exceed \$1,000.00 per violation, in accordance with Florida Statute §720.305.

Ellery Hathorn made a motion we begin the process, Robert Chimento seconded. The motion carried with all in favor.

The block party committee has met and updated Dana as they finalize plans. They were informed that they need to still give the board a time for the block party as the annual members meeting will be conducted prior to the event. Once that is established flyers can be prepared and the committee to distribute to homeowners.

Sentry Management will be mailing out to homeowners the information for the annual meeting which will be held March 14th.

The packet for the annual meeting was printed out by Dana and reviewed by the board members.

The next board meeting is scheduled for April 7, 2026. With no further business to discuss, Marjorie Tousignant made a motion we adjourn and Peter Licari seconded. Meeting was adjourned at 8:06 PM.

Approved