

The Grove at Harbor Hills Board Meeting Minutes

April 7, 2026

Proof of notice was posted 48 hours in advance of the meeting at the exit to the West Gate, the community bulletin board as noted by the secretary and Sentry Management Email the agenda to all homeowners.

Board members in attendance: Dana Delzio, Robert Chimento, Ellery Hathorn, Dennis Holden, Peter Licari, Marjorie Tousignant and Ray Durbin via FaceTime. Jason Sackmann of Sentry Management was also in attendance.

Meeting called to order at 6:58 P.M.

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

Motion #1: Approval of the February 3rd meeting minutes. Dana Delzio made a motion we approve, Ellery Hathorn seconded. Minutes will be entered into the record as written.

ARC Committee Report: No report was available at the time of this meeting. No ARC members were present at the meeting.

Manager's Report: Jason Sackmann presented the board with a copy of the details of the current financial status which included accounts receivable, total assets including the current funds in the CD accounts and year-to-date expenditures.

Unfinished Business: Sentry Management has been working with Harbor Hills to settle the cost share of the former gate repair. Harbor Hills has appeared to dissuade Sentry from making any further attempts to settle the issue.

Outstanding deed compliance issues, or violations to the deed restrictions and maintenance of the exterior of the properties, were discussed. Sentry Management has been instructed by the board to continue on the course of tracking resolved and unresolved violations with an individual homeowner that has received certified letters who has or has not responded or rectified the violation. Sentry will do that during their regular scheduled drive through the community.

New Business: Discussion regarding a request for a homeowner to place their home as a rental. Noted we are currently over the 10% cap. After the board weighed carefully the position of the homeowner and the rental of the property being of any financial resolution to the homeowner's current situation, a motion was made that the board take a formal vote.

Motion #2: Ellery Hathorn made a motion that based on the rules of the 10% cap and noted above discussion not to allow this property to become a rental. Dana Delzio seconded and six board members voted in agreement not to allow this property to become a rental and one for. Motion was passed.

Motion #3: BrightView proposal for inspection and repair of common area irrigation systems in the amount of \$431.00. Dana Delzio made a motion we accept, Peter Licari seconded. All in favor and motion passed.

Motion #4: BrightView proposal for removing two viburnums along Grove Heights to enhance visibility when exiting The Grove, also replacing a diseased Ligustrum tree by the front entrance with a viburnum including fill at removal sites and checking those irrigation lines for a total of \$1,619.50. Dennis Holden made a motion we approve, Ellery Hathorn seconded. All in favor and the motion passed.

Dennis Holden noted that the removal of the viburnums at the left entrance from the main gate has been completed along with checking the irrigation line and providing fill dirt.

The Brightview proposal to replace and replenish mulch in all common areas at the cost of \$5,400.00 was tabled.

Motion #5: Water Flo proposal to power wash both sides and top of the split block wall and cart path for a total of \$656.72. Peter Licari made a motion we approve, Ellery Hathorn seconded. All in favor and motion passed.

It was then noted that there is a need for curbing repairs in some areas within The Grove. This should be discussed as to proceeding with addressing this issue.

The Architectural Review Committee had previously met to discuss adding guidelines on the ARC application specific to tree removal and this was presented to the board. The board has agreed to the ARC adding the guidelines in accordance with the Lake County rules and the state of Florida mandates. The ARC guidelines will be rewritten to include those, also providing a link to the information. Within these rules and guidelines include that a property should have three shade trees and any removal must first have an arborist confirm the tree is diseased. In regards to replacement of a tree the size and height will be included in the new guidelines. In addition should an ARC member inspect the property of the homeowner before approval in regards to tree removal? The ARC liaison will meet with the ARC committee and present the new ARC guidelines at the next board meeting.

A brief discussion took place regarding an inquiry by a homeowner in adding a fence to the back of their property. Harbor Hills currently has guidelines as to the fence being black rot iron at a specified height and the exterior of the fence have hedge plantings. The ARC will need to update guidelines to address any requests for fencing and present to the board at the next meeting.

It was agreed the board will return to meeting once a month. The next board meeting is scheduled for May 5th at 7:00 P.M.

With no further business to discuss, Peter Licari made a motion we adjourn and Dana Delzio seconded. Meeting was adjourned at 8:26 P.M.

Approved Meeting Minutes

Marjorie Tousignant, Secretary 5-5-2026