

April 8, 2009 Grove Board Meeting Minutes

1- CALL TO ORDER/QUORUM

President Ernie Pelikan called the meeting to order at 7:06 PM in his home at 39908 Sunbeam Way.

Members present were: Ernie Pelikan, John Frame, Margra Grillo, Arlene Strack, Allan Anglis, Bill Bowers and Charlene Walker

No Sentry Management representative was present.

2- MINUTES FROM THE LAST MEETING

By consensus, approval of the March 3, 2009 meeting minutes was deferred to the April 21, 2009 meeting.

3- DISCUSSION OF THE DEDICATION AGREEMENT

Mr. Frame distributed his proposed updates to the latest version of the Dedication Agreement from The Grove's attorney Richard Coln and Harbor Hills' attorney, Philip Smith. Discussion followed.

Margra Grillo moved, John Frame seconded, the pro rata payment basis between The Grove and Harbor Hills as shown in the Percentage Payment Schedule listed in Section 5 of the Dedication Agreement use the most current information available to us showing 644 as the number of platted lots for Harbor Hills (including Bella Vista) and 95 platted lots for The Grove. That total, 739, is to be divided into 95 (the total of platted lots in The Grove) to equal 12.9% as The Grove's percentage share of expenses for the road and West Gate. The motion passed unanimously. **MOTION # 1**

Discussion continued. By consensus, it was decided to have the initial term of the Agreement be 5 years with the renewal being for 10 years unless a notice to terminate the Agreement is provided in writing by any party to the other parties at least 90 days prior to the expiration date of the then current term of the Agreement.

Discussion continued. Bill Bowers moved, Arlene Strack seconded, the agreement be approved, with the caveat that John Frame will talk with Richard Coln to get a legal explanation of the wording in Section 16 regarding "Material Breach". If such wording could be detrimental to The Grove, it will be removed. After further discussion, the motion passed unanimously. **MOTION # 2**

By consensus, it was agreed that Ernie Pelikan will convey the updated draft of the Dedication Agreement to Richard Coln. Mr. Pelikan will sign and have notarized the revised version. It will be given to Mr. Coln for delivery to Harbor Hill's attorney Philip Smith. The approval of the signed Agreement by Harbor Hills no later than May 1, 2009 will be requested.

4- OTHER

5- ADJOURN

There being no other business to come before the Board, the meeting was adjourned at 8:20 PM.

Margra Grillo, Secretary

Approved: April 21, 2009