

May 18, 2009 Minutes Grove Board

1-CALL TO ORDER

The May 18, 2009 meeting of the Grove Board was called to order at 7:00 PM by the President Ernie Pelikan in the home of Arlene Strack, 5542 Grove Manor.

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

Sentry Management representative Deborah Christopher was also present.

2-MINUTES FROM APRIL 21, 2009 MEETING

After discussion, Charlene Walker moved, Arlene Strack seconded, the minutes be approved as presented. The motion passed unanimously. **MOTION # 1**

3-OLD BUSINESS

A- Dedication of Easement and Joint Use Agreement

Discussion was held regarding the upcoming meeting of the Board on June 3, 2009. The Grove residents have been invited to attend for an update of the ongoing negotiations with Mr. Rich and Harbor Hills. By consensus, it was decided to make no changes to our last proposal. Mr. Pelikan noted he had informed our attorney, Richard Coln, that he was to do no further work on the project unless Mr. Rich's attorney, Philip Smith, had a new proposal that would then be transmitted to the Board.

B- One Source Work

Mr. Pelikan noted the sod has been laid in the common areas and work on the irrigation system was done. He was informed by One Source that if the sod doesn't take, they will replace it at no charge to us.

C- Robertson work

Mr. Frame stated Bill Robertson has pressure washed the hardscape wall outside of the exit gate. Mr. Robertson's work on replacing the missing/broken bricks will be done when it is not raining.

D- Rentals

Mr. Pelikan reported that Sentry Management has received only 3 copies of leases on homes that have been rented in The Grove. Ms. Christopher will send certified letters to owners of rented properties who have not submitted copies of their lease and advise them of our covenants requirements that they do so. It was noted we have the authority to fine owners who are not complying with the covenants not only with rentals but with lawn upkeep and placement of satellite dishes and fences.

4- NEW BUSINESS

A- Financials

Ms. Christopher distributed some of the April financial statements. She noted there are some errors and corrected figures will be forthcoming by e-mail. Mr. Frame requested a copy of the federal tax return that was filed. Ms. Christopher will get it to him.

Discussion was held about overpayments for individual accounts. By consensus, it was decided to have that money returned by Sentry Management to those owners, and that small amount of monies less than \$10.00 due will be written off.

B- Sentry reports on violations etc.

This was discussed under financials above.

C-Report on ARC activities

Discussion was held. Mr. Bowers noted the fence at the Gube residence will be removed and a wireless fence will be installed.

D-Grove Gate Entry Policy

Mr. Pelikan and Mr. Frame presented a draft Grove Gate policy for the guards to follow for persons entering The Grove through the West Gate. Discussion followed. By consensus, it was approved with the provision that requires residents to give the guard their PIN number, if it is requested. The paragraph regarding entry of service persons/companies e.g. Waste Management etc. will be included. Mr. Pelikan and Mr. Frame will present the policy to the guards when Mr. Pelikan returns from Wisconsin later this month.

E-June 3 meeting

Discussion of the e-mails from Phil Olson and Nick Culbreath was held. Options drafted by Mr. Frame of possible alternatives to a manned gate (if an agreement with Mr. Rich and HH cannot be reached) was held. By consensus, Option 4 was the preferred choice. Discussion was held of the bill for the utilities at the gate that have been accruing. By consensus, it was agreed to pay the bill, after it has been reviewed by Mr. Pelikan.

F-Working with POHH

Mr. Pelikan and Mr. Frame will be interviewed by representatives of the POHH regarding the Grove's position in the West Gate negotiations with Mr. Rich and HH. By consensus, it was agreed that the interview could be posted on the POHH website after the June 3 meeting Board meeting that will update The Grove property owners in attendance on the situation.

G- Website

Mr. Pelikan noted Anita Korndoerfer has updated the website. Additional informational items should be given to her for inclusion on the website.

H- Other

1-Mrs. Grillo requested consideration of a speed bump on Grove Heights Boulevard in the area coming out of Bella Vista. Discussion followed. By consensus, it was decided a stop sign would be more appropriate.

2-Mrs. Grillo requested that a sign referring people to the realtors that have listings of houses for sale in The Grove be placed by Lake Griffin Road outside of the West Gate. Discussion followed. It was suggested that the information be placed on the website instead.

I-Next meeting

1- The next two meetings will be June 3, 2009 at the Lady Lake Community Building at 7:00 PM and July 7, 2009 at 7:00 PM at John Frame's home at 5460 Grove Manor.

5- ADJOURN

The meeting was adjourned at 8:55 PM.