

July 22, 2009 Minutes Grove Board Meeting

1- CALL TO ORDER/QUORUM

The meeting was called to order by the President Ernie Pelikan at 7:02 PM at Mr. Pelikan's home.

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

Sentry Management Representative, Deborah Christopher was present.

Guest: Randy Walker

2- MINUTES FROM THE 7/7/2009 MEETING

After discussion, with the deletion of the second 7:04 PM, Bill Bowers moved, Ernie Pelikan seconded, the minutes be approved, with the Secretary to recheck the notes to see if a motion had been made that was not reflected in the minutes, if so the correction is to be added to the minutes. The motion passed unanimously. **MOTION # 1** The correction to be added to the July 7, 2009 minutes, under item 4- NEW BUSINESS B- Meeting with Mr. Rich July 2, 2009 a- 2- is as follows: Mrs. Walker moved that we go to arbitration regarding the gate policy. There was no discussion, no second, no withdrawal of the motion, nor any acknowledgement of the motion from any Board member. The motion expired.

3- OLD BUSINESS

A- Removal of dead citrus trees

Mr. Frame followed up with Delmar Brooks and all of the dead trees have been removed. Discussion followed with the recommendation that the possible replacement of the trees be placed on the agenda for the next meeting.

B- Communication to Michael Rich from Richard Coln.

At the July 7, 2009 meeting, there was no time frame stipulated for Mr. Coln to communicate with Mr. Michael Rich. Mr. Pelikan e-mailed Mr. Rich stating we would agree with proposals that he presented at the July 2, 2009 meeting as follows: we will agree to pay for any additional gate security coverage not to exceed 8 hours per week over the staffing as of January 1, 2009, and to a 10 year initial agreement term, with caveats regarding compliance with standards of performance, but with the Grove's gate policy to be used at the West Gate. Subsequently, Mr. Pelikan received an e-mail from Mr. Rich refusing our offers and withdrawing all of Harbor Hills proposals for the agreement. Mr. Pelikan asked Mr. Coln not to send anything to Mr. Rich at this time.

4- NEW BUSINESS

A- Michael Rich's rejection of our offer

Discussion was held, including the information ascertained by Mr. Pelikan and Mr. Bowers from a property owner member of the HHHOA, that there had not been a meeting of that Board about The Grove's offer. It was noted that Mr. Coln again has reiterated that the original agreement ended on August 6, 2008.

B- Issues to be addressed by Mr. Coln

Discussion followed. Ms. Christopher stated that if it were necessary for Sentry Management to mail gate access cards to residents, there would be no additional management charge, only the cost for postage. Sentry could also monitor the Syntex box with no additional management fee. There would be a charge for the technicians' work to update it so it would be accessible to Sentry's computers.

The following will be presented to Mr. Coln for clarification:

- 1- Does the easement to Harbor Hills for access to Grove Heights apply to all HH residents or only those adjacent to it-The Grove, Pine Village and Bella Vista?
 - 2- HH's attorney gave us a proposal that contains an item that is incorrect and one that Mr. Rich said he would not agree to. Do they have to be corrected/discussed prior to the signing of a document?
 - 3- We need to have a detailed explanation of what constitutes a "material breach" with timelines for compliance, procedure for judicial review, number of times there can be breaches and the approximate cost for each time it is breached.
 - 4- Without a signed new agreement, do we have the right to remove the guards if they do not follow our gate policy, and what are our options if they do not leave?
 - 5- What is the suggested timing as to presenting the proposed new retention pond policy to HH?
- C- Communication from us to Michael Rich
After discussion, it was decided to have no direct communication with Mr. Rich, that all communication would be from Mr. Coln to Michael Rich.
- D- Steps to take regarding staffing at gate and testing our policy
Discussion was held regarding The Grove's gate policy. Mr. Frame has in-serviced the guards regarding the policy.
- E- Letter to HHHOA regarding other gate costs
Discussion was held. Mr. Pelikan will give the information to Mr. Coln about our agreement at the July 7, 2009 meeting to pay the utility bills for the gatehouse, but not to pay any management fees without a signed agreement. It was noted that some of the bills presented to us contained charges that were attributable to Pine Village. Ms. Christopher pointed out the errors.
- F- Other
- 1- Mr. Frame has contacted several companies regarding replacement of the brass letters that were removed by vandals. Discussion followed. Mr. Bowers moved, Mr. Anglis seconded, that Mr. Frame be authorized to pay up to \$400.00 for letters to replace the missing T and G. The motion passed unanimously.
MOTION #2
 - 2- Mr. Bowers asked if a motion had been left out of the July 7, 2009 meeting. Discussion followed. Mrs. Grillo will recheck her notes and inform the Board.
 - 3- Mrs. Grillo inquired about the possibility of speed bumps at the entry from Bella Vista. Discussion followed. It was noted that they are not needed at this time.
 - 4- Because Mr. Pelikan will be out of town on August 18, 2009. The next meeting will be September 7, 2009 at 7:00 PM in Mrs. Walker's home.

5-ADJOURN

The meeting was adjourned at 8:26PM.

Margra Grillo, Secretary

Approved: September 9, 2009