

1- CALL TO ORDER/QUORUM

President Ernie Pelikan called the meeting to order at 7:02 PM at John Frame's home at 5460 Grove Manor.

Members present were: Ernie Pelikan, John Frame, Allan Anglis, Bill Bowers, Charlene Walker. Margra Grillo was present by telephone from Michigan. Arlene Strack arrived at 7:04 PM.

Sentry Management representative Deborah Christopher was also present.

2- MINUTES FROM 6/03/09

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

3- OLD BUSINESS

A- Rentals

Deborah Christopher reported on the four lease forms she has received. Discussion followed. She will continue to attempt to get any additional leases that have been signed.

B- Relationship with POHH

Mr. Frame reviewed the meeting between Mr. Pelikan, POHH officers and himself. He also noted information about The Grove, including our gate policy, is on the POHH website. Discussion followed.

C- Removal of Dead Citrus Trees

Mr. Pelikan noted that thirteen dead citrus trees have been removed. One Source submitted a bid of \$975.00 to remove the trees. Delmar Brooks' bid was for \$200.00 for all thirteen trees. Mr. Brooks will be doing the work. Discussion of replacing the trees was held.

4- NEW BUSINESS

A- Sentry reports

1- Manager's activities

Deborah Christopher distributed an information packet. Discussion regarding the penalties for delinquent monthly accounts followed. Mr. Pelikan moved, Mrs. Walker seconded, that we table a decision regarding fines until a later date. The motion passed unanimously. **MOTION #2**

2- May Financials

Ms. Christopher reviewed the May financial documents. Discussion followed. Bill Bowers moved, John Frame seconded, the \$1000.00 construction deposit that cannot be identified as belonging to any resident nor to Sunland Realty be turned over to Florida school accounts as prescribed in Florida law. The motion passed unanimously. **MOTION #3**

Discussion was held regarding account #1085. Ms. Strack moved, Mr. Pelikan seconded, the \$62.63 in account #1085 be moved to account #1035. The motion passed unanimously. **MOTION # 4**

3- Foreclosure Report

Ms. Christopher reviewed the foreclosure report. Discussion followed.

4- Property Violations

Discussion was held about various homes that have violations and actions taken or that are pending regarding them.

B- Meeting with Mr. Rich July 2, 2009

1- Three open issues

a- Term

Mr. Bowers reviewed the meeting that he and Mr. Pelikan had with Michael Rich. Discussion followed.

b- Security staffing

Discussion followed the review of the meeting given by Mr. Bowers.

c- Gate Access Policy

Discussion followed Mr. Bowers' review of the meeting.

2- Next Steps

It was agreed that:

a- The following will be sent to Richard Coln for inclusion in a letter to Mr. Rich.

1- The Grove Board agrees that if the staffing of the West gate is increased, we will only pay for the additional staffing in the amount not to exceed 8 hours per week over the staffing time as of January 1, 2009. Mr. Coln will verify the coverage prior to sending the letter to Mr. Rich.

2- The Grove Board, with Mr. Frame dissenting, agrees to an initial term of the agreement will be 10 years. However, several caveats will be included that must be adhered to by HHHOA, including maintenance of the road, grounds etc. The exact caveats are to be listed by the attorney, and approved by The Grove Board prior to it being sent to Mr. Rich.

3- After discussion, it was decided the Grove Board will not accept the present HH gate policy. Mrs. Walker moved that we go to arbitration regarding the gate policy. After the motion was made, there was no discussion, no second, no withdrawal of it, nor any acknowledgement of the motion from any Board Member. The motion expired. Mr. Frame did not agree, but the rest of the Board decided to have Mr. Pelikan send a letter to Mr. Rich with a copy of our policy and the information that we do not accept/agree with the HH policy, but note that an alternative could be non-binding arbitration.

C- HH Utilities cutting off water.

Mr. Pelikan noted that Mr. Rich informed him that five homes in The Grove were delinquent in their water bills and have had the water turned off. There are eleven homes that are in the HHHOA that have had the water disconnected. Discussion followed.

D- New owners on website

Discussion was held regarding welcoming new people to The Grove as they move in. Sentry Management will get The Grove documents to new residents and Mr. Pelikan will write a letter welcoming them to our community. The Social Committee will follow up with this.

E- St. Johns and water retention ponds

Discussion was held regarding the water retention ponds, the inspection of HH ponds by the county and St. Johns and of our retention ponds.

- F- HHHOA asking for early pay for 4<sup>th</sup> quarter assessment  
Mr. Pelikan noted that due to a shortage of monies, HHHOA has requested their homeowners pay their quarterly assessments for both the 3<sup>rd</sup> and 4<sup>th</sup> quarters now. Discussion followed.

G- Other

- 1- Mr. Frame asked if anything was discussed at the meeting with Mr. Rich about HH giving us the cost for The Grove residents to have transponder access to all HH gates. Mr. Bowers stated it was not mentioned. It was suggested a second request letter go to HHHOA asking for this information.
- 2- Mr. Frame is getting information to replace The Grove signs that were vandalized with the letters T and G being removed from the wall.
- 3- Discussion was held regarding two of the properties in foreclosure that need the beds weeded, shrubs trimmed and vines removed. By consensus, it was agreed to have the work performed by lawns by K and L at a cost of \$125.00 per property and to charge the property owners for the work.
- 4- Ms. Christopher noted Sentry Management has not been charging new homeowners to set up their accounts with Sentry. Discussion followed. By consensus, it was decided to charge the \$50.00 fee in the future, but not retroactively. Discussion was held regarding assessing the required charge for delinquent quarterly accounts. After discussion, it was decided, by consensus, that we charge the 5% fee rather than the alternative of \$25.00.
- 5- Mrs. Strack reviewed the work the HH steering committee that is chaired by Harold Tassel has done to date. Discussion followed.
- 6- Discussion of the invoices from HH Development that are outstanding was held.  
Mr. Bowers moved, John Frame seconded, that after Mr. Pelikan reviews the invoices for accuracy, the utility and legitimate repair bills, but not any of the management fees, be paid to HH Development.  
The motion passed unanimously. **MOTION # 5**
- 7- Discussion of the mechanics of obtaining and using PIN numbers forms was held. Sandy Blocker at Harbor Hills has the forms. Mr. Frame noted he has informed the guards at the West Gate about The Grove's gate policy. The policy is also on the Grove's website.

H- Next Meeting

The next meeting will be August 18, 2009 at Charlene Walker's home at 7:00 PM

5- ADJOURN

The meeting was adjourned at 9:55 PM.