

The Grove at Harbor Hills Board Meeting Minutes
October 23, 2025

Proof of notice was posted 48 hours in advance of the meeting at the entrance and exit to the West Gate and the community bulletin board as noted by the secretary.

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

The meeting was called to order at 6:35 P.M.

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

Motion #1: Approval of the September 25th meeting minutes. Dennis Holden made a motion we approve the minutes, Ellery Hathorn seconded. Minutes will be entered into the record as written.

ARC Report: One request was received and approved in the past week. There are no requests pending approval.

Manager's Report: Jason reviewed the financial report as of the end of September providing the total amount that are in reserves, the monies in bank and CD accounts and the accounts payable and receivable. Sentry is still working with Harbor Hills to resolve sharing the gate repair costs.

Motion #2: Approval of the final version of the 2026 budget. After a brief discussion as to the 5% increase, Ellery Hathorn made a motion we approve the budget for next year. Dennis Holden seconded and the motion was passed.

New Business: Dennis Holden has informed the board that new batteries for the gate have been purchased and need to be installed.

Dennis Holden and Jason Sackmann also met with BrightView Landscaping to get a quote for doing our landscaping when our current contract with Affordable Landscaping expires. The representatives of the business were shown the common areas and what needs to be maintained and will provide us with a quote.

Miscellaneous: The board was asked by the president, Dana Delzio, to discuss any requests for a property to be leased while still over the 10% as per Article VI: The Use and Restrictions. It states in Section B (6) that an undue hardship shall be determined in the sole discretion of the Board.

Another issue that was addressed was in the event an owner fails to respond and remedy deed compliance issues after receiving notifications. The Board of Directors may take action as stated in the Declarations of Covenants, Conditions, Easements and Restrictions in Article VII, 7.3.

With no further business to discuss, Robert Chimento made a motion we adjourn. Dana Delzio seconded the motion. Meeting was adjourned at 7:25 P.M.

The next board meeting on the calendar is for December 10th.