

## January 2, 2009 Grove Board Minutes

1- President Ernie Pelikan called the January 2, 2009 meeting of the Board of Directors of the Grove Homeowners Association to order at 7:00 PM at the home of Allan Anglis at 5528 Grove Manor.

Members present were: Ernie Pelikan, John Frame, Margra Grillo, Anita Korndoerfer, Allan Anglis, Roger Bonyng, and Bill Bowers.

Guest present was Phil Olson.

2- Ms. Korndoerfer moved, Mr. Frame seconded, the minutes of the November 24, 2008 meeting be approved as presented. The motion passed unanimously. **MOTION # 1**

### 3- Old Business

#### A- Dedication Document

- 1- & 2- Response from Mr. Rich's attorney/Mediation Team and Dates  
Discussion was held regarding the proposals and the responses regarding the West Gate. It was noted that because Bella Vista has been officially platted, the percentage paid by The Grove has been reduced to 47% from the 72% we were previously paying. Mr. Anglis moved, Mr. Bonyng seconded, that Ernie Pelikan, John Frame and Bill Bowers be the Board members to meet with our attorney, Mr. Rich's attorney, Mr. Rich and the representatives from the HHHOA Board to negotiate the final version of the Dedication of Easement and Joint Use Agreement (regarding the West Gate and other issues) that will be presented to each Homeowners Association Board for their ratification. Each Grove representative is available on January 6 and 7, 2009, the dates that were suggested by our attorney, Richard Coln. The motion passed unanimously.  
**MOTION # 2**

#### B- Website Update

- 1- Ms. Korndoerfer updated the Board on the changes to the website. These changes include the suggestions from the last meeting. It was noted the ARC form also needs revision.

#### C- Search for New Directors

Board members will contact some Grove residents to see if they are interested in running for the Board of Directors.

#### D- Renewal of CD that Matured 12/30/2008

Mr. Pelikan reviewed the interest rates that were available. He noted he renewed it at RBC bank with a 12 month CD paying 3.15%.

#### E- Release of Water Retention Area License Agreement

Discussion was held on the proposed agreement with HH. It was noted the Golf Course maintenance vehicles are using Grove Manor and Grove Heights well before 8:00 in the morning. By consensus, it was agreed that The License Agreement will not be submitted to HHCC until the Dedication of Easement and Joint Use Agreement is signed.

4- New Business

A- Re-schedule 2009 Homeowners meeting for February

Discussion of the proposed date in January was held. Steve Henne notified Mr. Pelikan the charge for a meeting room would be \$300.00 and payment of all back invoices that Mr. Rich alleges are due to them. By consensus, it was decided to hold the meeting at the Lady Lake Community Center that is next to the Lady Lake Library on Guava Street, off of Route 466. It will be held February 18, 2009 with registration at 5:30 PM and the meeting at 6:30 PM. We will reserve the room from 5:00 PM until 9:00PM to allow time for set up and clean up. Ms. Korndoerfer will make the arrangements. The alternate day will be February 19, 2009 if the 18<sup>th</sup> is not available.

B- Accrual for unpaid HH Invoices

Mr. Pelikan will ask Jerry Thompson to have Sentry Management accrue the charges listed on the HH invoices that are dated after August 26, 2008 the date the agreement was cancelled. Discussion followed.

C- Other

Mr. Bonyng and Ms. Grillo met with Paquet paving to get information on re-paving of Grove Manor. There are two areas that have cracks in them, but overall it is in good shape and may last 10 years before it needs replacing. Discussion followed.

5- Adjourn

Mr. Pelikan adjourned the meeting at 8:30 PM.

Margra Grillo, Secretary

Approved: March 5, 2009