

April 4, 2012 Grove Board Meeting

1- CALL TO ORDER/QUORUM

President John Frame called the meeting to order at 7:06 PM in the home of Anita Korndoerfer.

Members present were: John Frame, Charlene Walker, Margra Grillo, Arlene Strack, Allan Anglis, Ron Crima, Anita Korndoerfer.

Deborah Christopher, Sentry Management representative was also present.

2- REVIEW AND APPROVAL FEBRUARY 1, 2012 MEETING MINUTES

After discussion, Ms. Walker moved, Ms. Korndoerfer seconded, the minutes be approved with the request to put ACT's expanded name in them. The motion passed unanimously. **MOTION # 1**

3- REVIEW FINANCIAL REPORTS

Ms. Christopher reviewed the various reports, including 3 foreclosures and 2 liens. Discussion followed.

Review of a procedure to be followed for Board members to be reimbursed for expenditures they have made for Grove business was done. By consensus, it will be: A letter will be sent to the treasurer for review and approval, including supporting receipts and an explanation of what the purchases were. The treasurer will keep a copy and the request will be forwarded to Sentry management. The reimbursement will be sent to the Board member making the request.

Discussion of the concept of lien foreclosures was held.

Discussion of the invoices that have been sent to Harbor Hills was held.

Those planning to attend the April 16, 2012 pre-trial hearing will be Mr. Frame, Ms. Grillo and Mr. Ernie Pelikan. Other board members that are able to attend will contact Mr. Frame.

Mr. Frame contacted the new water company regarding the low water pressure. They informed him that they were working to fix a problem with the well by the south gate. They are waiting for approval from the state of the water tests that were sent in following completion of the job. They stated Harbor Hills had been notified of the situation and were asked to convey the information to all HH residents. None of the board members present were aware of the problem.

4- APPROVE PROPOSED RULES AND REGULATIONS

Ms. Korndoerfer presented the proposal the committee had formulated. Lengthy discussion followed. The committee will meet again and incorporate the suggestions from the board into a revised document. The revision will be given to the board for review and further suggestions. The final document will be presented to the board for approval.

5- REVIEW ARC FINING PROPOSAL

A-Mr. Crima reviewed the suggestions the sub committee regarding fines is recommending. Lengthy discussion followed. Mr. Crima moved, Mr. Anglis seconded, the Board approve the procedures for compliance of the Rules and Regulation and Board documents. Yes: Mr. Anglis, Mr. Crima, Ms.Grillo, Ms. Korndorfer, Ms. Walker. No: Mr. Frame, Ms. Strack. The motion was approved.

MOTION #2

The procedure is as follows.

- 1- Complaints will be given to the ARC committee or to Sentry Management.
- 2- The ARC chair will forward any they get to Sentry Management so they can notify the person(s) in violation.
- 3- If necessary, a fining committee may be set up, as prescribed in State Law 720.2a.
- 4- If circumstances warrant, the problem may be sent to the Board of Directors for action.

The discussion included getting information about the Rules and Regulations, and our other documents to renters in the community. All residents should be aware of these documents that were given to them at the time they purchased their homes. All of these are available on line at the Grove website.

B-Discussion was held regarding changing the company hired to do the lawn for common properties. Mr. Crima will ascertain whether or not the proposed company has all of the necessary insurance coverage. The Board deferred action until the information is available.

C- Ms. Strack and Ms. Grillo thanked Mr. Crima for the ARC committee's swift action in approving their requests for changes to their landscaping.

D- Thanks were given to Mr. Crima and Mr. Anglis for power washing the gatehouse. The flowers in front of it look very nice. Thanks to all who helped plant them will be included in the newsletter.

E- Mr. Frame noted C & S, our current landscaping company, will schedule the fertilizing, weeding and other care needed for all of our hardscapes for an additional \$10.00 per month. Discussion followed. Ms. Strack moved, Ms. Korndorfer seconded, the proposal be approved. The motion passed unanimously. **MOTION #3**

F- Mr. Frame noted that our landscape maintenance agreement includes trimming the citrus trees and palm trees. This is included in our contract with them. C & S will plant 160 shrubs along the berm next week.

6- REVIEW LIEN PROCESS

Discussion was held regarding the process available to associations to put a lien on a house to force the bank to initiate foreclosure proceedings on a house. This would

force the bank to start the foreclosure process instead of just waiting. Ms. Christopher explained the procedure and Ms. Walker and Ms. Grillo added what had been discussed at a Community Association seminar they attended last week. Discussion followed. By consensus, no action will be taken at this time.

7- OTHER

- A- Mr. Frame noted that a homeowner's request to trim trees by the maintenance road was reviewed and no action by the Board will be taken as the trees are not on our property. It appears that the trees that are growing on Grove property are situated such that they would not cause damage to the homeowners home.
- B- Mr. Frame noted the water company is taking care of the low water pressure situation.
- C- Mr. Frame is turning all of the Grove's original documents over to Sentry Management for safekeeping instead of having them stored by the Board Presidents.
- D- Mr. Frame reviewed information given at the POHH's annual meeting.
- E- Ms. Strack asked about a procedure so individual Board members pay for Grove purchases individually, then request reimbursement. Discussion followed. No action was taken.
- F- Discussion of the lawsuit was held.
- G- Mr. Frame requested board members submit items to be included in the newsletter he is putting together.
- H- Ms. Walker and Ms. Grillo reported on the seminar they attended last week. They agreed it was very worthwhile and they received a lot of useful information. They encouraged others to attend when another one is scheduled in the future.

There being no further business to come before the board, the meeting was adjourned at 9:32 PM.

Margra Grillo, Secretary

Approved as corrected May 16, 2012