

## May 16, 2012 Grove Board Minutes

### 1- CALL TO ORDER/QUORUM

President John Frame called the meeting to order at 7:00 PM in Arlene Strack's home. Members present were: John Frame, Margra Grillo, Arlene Strack, Allan Anglis, Ron Crima, Anita Korndoerfer.

Charlene Walker was not present as she was out of town.

There was no Sentry Management representative present.

### 2- REVIEW AND APPROVE APRIL 4, 2012 BOARD MEETING MINUTES

After discussion, language in agenda items 5 F, 6, 7 items A and D were corrected. Mr. Frame moved, Ms. Strack seconded, the minutes be approved as corrected. The motion passed unanimously. **MOTION # 1**

### 3- REVIEW AND APPROVE RULES AND REGULATIONS

Ms. Korndoerfer reviewed the process the committee followed to update the Rules and Regulations document. Discussion was held and suggestions were offered to it. Mr. Frame moved, Mr. Crima seconded, the amended R and R document, with the changes agreed to at this meeting, be approved. The motion was approved unanimously.

**MOTION # 2** Ms. Korndoerfer will make the changes and get corrected copies to the Board and to Mr. Frame to be included in the upcoming newsletter.

### 4- REVIEW GATE ACTIVITIES

A- Mr. Frame reported that after several instances of problems with mechanism of the entrance gate causing it to remain open, it was found that a new control board would have to be installed. This was done at a cost of \$618.99. Discussion followed.

B- Mr. Frame distributed an updated list of residents of The Grove, Pine Village and several people residing in other villages of Harbor Hills, who have purchased remote gate openers. To facilitate the monitoring of people moving or if they need to be notified if a maintenance problem has occurred, the list will include their name and address. Discussion followed.

### 5- LEGAL ACTIVITY

Mr. Frame noted our legal bills for the lawsuit, through April 30, 2012, total \$63,283.87. Discussion followed. Mr. Frame said that some areas are under budget so far and some items may be deferred until next year. Decisions will be made later in the year. It was noted that the monies expended for the total budget to date is within its guidelines.

Mr. Frame reviewed his discussions with our attorney. It was decided to have another Board meeting May 30, 2012 at 7:00 PM in Allan Anglis' home.

### 6- OTHER

A- Mr. Crima updated the Board on the mowing arrangements. Mr. Frame has put weed killer on some areas of vacant properties that we are responsible for. Ms. Korndoerfer said Ken Korndoerfer can assist in doing that. He will coordinate it

with Mr. Frame. Delmar Brooks will be contacted to trim the tree overhanging the sidewalk at the Newfield/Groover property. Mr. Frame noted that C and S planted 160 plants on the berm. The cost was \$840.00 which is below the budgeted amount.

Mr. Crima noted the following requests have been approved by the ARC committee:

January 2012- John Frame, 5460 Grove Manor, replace back yard mulch with red bark stone

February 2012- Jim McGovern, 5533 Grove Manor, install a screen enclosure;

February 2012- Jim Brandt, 5214 Grove Manor, paint a storm door

March 2012- Marshall Grillo, 5239 Grove Manor, remove a tree growing too close to the west side of the house and add plants to the existing landscaping

March 2012- Pete Strack, 5542 Grove Manor, change the landscaping and screen in the exterior foyer area

B- Discussion was held regarding an estimated cost for gate guards. From prior estimates we had obtained, it would be over \$45,000.00 per year.

C- It was noted that a Century Link representative was contacting individual homeowners. He was informed that no soliciting is allowed in The Grove. Ms. Christopher (Sentry Management representative) notified the company of the Grove's policy. They said they will comply with it. It was noted that unauthorized solicitors can be arrested for trespassing.

D- Mr. Frame noted Eddie Olin and June Cohan submitted a letter to the Board requesting permission to distribute a "Welcome Basket" to incoming residents of the Grove. Discussion followed. Ms. Grillo moved, Ms. Strack seconded, that permission be given to Ms. Olin to distribute to new homeowners an informational basket along with a gift from The Grove with the price not to exceed \$50.00. The informational packet, without the gift, should be given to new renters as they become Grove residents. Permission is given for Ms. Cohan to distribute, separately, their POHH informational packet. The motion passed unanimously.

### **MOTION # 3**

E- Ms. Grillo reported on the POHH open forum meeting held on May 15, 2012. Discussion followed.

## 7- ADJOURNMENT

The meeting was adjourned at 9:00 PM

Margra Grillo, Secretary

Approved: May 30, 2012