

## May 5, 2014 Grove Board Meeting Minutes

### 1- CALL TO ORDER/QUORUM

President John Frame called the meeting to order at 7:05 PM in his home at 5460 Grove Manor.

Members present were John Frame, Denny Holden, Arlene Strack, Margra Grillo, Marjie Tousignant. Ernie Pelikan arrived at 7:10 PM.

No Sentry Management representative was present.

### 2- REVIEW AND APPROVE March 26, 2014 BOARD MEETING MINUTES

A spelling error was corrected. Ms. Strack moved, Mr. Frame seconded, the corrected minutes be approved. The motion passed unanimously. **MOTION # 1**

Mr. Pelikan arrived at 7:10 PM.

### 3- REVIEW FINANCIAL RESULTS

#### a- Accounts Receivables

- 1- Mr. Frame reviewed the notification procedures for delinquent properties, including putting a lien on it, that have been followed regarding the Lemoynes who are residents at 5516 Grove Manor. It was noted that they are over 7 quarters behind on payments of the Grove fees. After discussion, by consensus, they will be contacted in person, with a follow-up email, notifying them that their touch keys and remote openers for the West Gate will be disabled. They can enter the gate by using the code provided to Grove residents or by calling a resident to open the gate by telephone.
- 2- The Order on Defendant's Motion to Release Appeal Bond, was granted by Judge Semento on April 30, 2014. The \$37,716.00 has been held by the court registry. The refund will be processed and sent to our attorney's office. That process usually takes 2-3 weeks.

#### B- Budget vs Actual

- 1-Mr. Frame noted we had to have a tree on the berm removed at a cost of \$500.00. Harbor Hills complied with our request to power wash the gate and Gatehouse. He stated he requested Harbor Hills to do maintenance on the controllers at the gate by replacing the batteries. We do not know how long they had not been working. After checking with ACT, Mr. Frame stated Harbor Hills had not done any gate maintenance while they controlled it all of 2013. They also had not done any greasing of the gate nor was a test of the emergency siren done.

#### 4- REVIEW/APPROVE MULCH BIDS FOR COMMON AREA

1-Bids for mulching the common areas inside the West Gate were:

- Ferndale Farms-70 yards of medium cut pine mulch \$3,706.60 (\$52.96/yard)
- Freeman Landscaping-65 yards of medium cut pine mulch \$3,196.00 (\$49.11/yard)
- C & S Greenlawn-70 yards of medium cut pine mulch \$3,150.00 (\$45.00/yard)
- Jeff Sloan and R & K Farms were contacted but did not submit bids.

After discussion, Mr. Pelikan moved, Ms. Strack seconded, we accept the bid from C & S with the work to be scheduled after we receive the money from the return of the bond. The motion passed unanimously. **MOTION # 2**

#### 5-LEGAL UPDATE

1-Mr. Frame apologized for having the incorrect signature at the bottom of the information from the Grove that was distributed by POHH.

2- Discussion of emails from a Pine Village resident regarding interpretation of the judge's decision was held. Mr. Frame has contacted our attorney, Rania Soliman. She indicated that Matthew Black, Harbor Hills attorney, was selected by his associates to mediate with us. Discussion followed. Mr. Frame will ask Ms. Soliman to communicate with Mr. Black. If necessary, the Board will meet to discuss any communications.

#### 6-OTHER

##### 1-ARC

Mr. Holden noted several residents have been contacted about their lawns and tree branches hanging over sidewalks and the street.

2- Discussion was held regarding installing speed calming devices on Grove Heights. It was noted that cars leaving through the Bella Vista gate rarely observe the 20 mph speed limit. Cars entering from Lake Griffin Road also frequently exceed 20 mph. Discussion included concern for the safety of the increasing number of children living in the Grove as well as for the many golf carts using the road. A decision will be made at a later meeting.

- 3- Discussion was held about the possibility of setting up a petty cash fund. The concept was referred to the finance committee. Mr. Pelikan will have a meeting of the finance committee after the bond money is returned and the transactions from the judge's rulings are entered into the Grove ledgers.
- 4- With the passing of Charlene Walker last month, discussion about naming a new chair to replace her was held. By consensus it was decided not to have a chair for the balance of this year, but to have the board members divide the duties among themselves.
- 5- Ms. Grillo noted the Board will be receiving a letter from the American Lung Association, acknowledging our donation to it in memory of Ms. Walker.

## 7- ADJOURNMENT

The meeting was adjourned at 8:45 PM.

Margra Grillo, Secretary

Approved: June 3, 2014