

The Grove at Harbor Hills Homeowners Association
Board of Directors Meeting Minutes
May 25, 2021

Lonnie Prater called the meeting to order at 7:14 P.M. Board members present were Lonnie Prater, Dana Delzio, Dennis Holden, Ray Yarnell, Marjie Tousignant and Ray Durbin. Donna Applegate and Katie Ciccotelli of Sentry management were present via Zoom.

Marjie Tousignant posted the notice of meeting 48 hours prior to the meeting at the guard house and community bulletin board.

Lonnie Prater made a motion to approve the April 28, 2021 meeting minutes. Motion was seconded by Ray Yarnell. All in favor, motion passed. MOTION 1

Donna Applegate read the manager's report and financial report.

New Business:

The financial report was reviewed. Cash in Operating Account \$ 38,0041, Cash in Reserve Account \$143,573.87, Capital Bank MD (CD) \$42,341.95, Congressional Bank (CD) \$34,255.66, Total in Reserves \$143,573.87. Under budget for Administration in the amount of \$6,860.34. Lonnie Prater requested Donna Applegate look into getting us checks from the bank Iberia Bank account we have the debit card through so that we have the ability to write checks to vendors when needed. Dennis Holden noted that we have plenty of funds still remaining on the debit card.

Revision of the documents pertaining to the West Gate Policy and Rules and Regulations to remove the reference to ACT contacting any homeowner in regards to obtaining gate transponders is to be removed as the gate transponders are now provided by Dana Delzio to new homeowners and for any resident wanting to purchase a transponder. Dana will work on revising those documents which will then be posted on The Grove website. All were in favor of revising the documents.

Dennis Holden pointed out that the camera program presently works at The Grove Gate but not the main gate. The camera program needs to be loaded onto the new computer at the main gate, but Audio Excellence cannot seem to coordinate with the main gate in order to do that so we may need to think about a different service provider.

Dennis Holden brought to the board's attention the situation behind Anita Diamond Korndoerfer's house at 5209 Grove Manor that has had water bubbling up and creating a soggy depression in her back yard. The water was discovered to be coming from a Harbor Hills irrigation pipe located on a 10' easement on the property and the valve has been shut off. Harbor Hills is to have Down to Earth Landscaping fix the broken pipe.

Old Business:

Lonnie Prater motioned that we approve the \$800 dollars for Chad's Lawn and Landscaping to remove the dead pine tree located behind 5130 Grove Manor on the maintenance road. Dennis Holden had also requested bids

from Delmer's Evergreen and Affordable Lawn Care. The motioned was seconded by Ray Yarnell. All in favor, motion passed. The work is expected to be completed by May 26th. MOTION 2

Dennis Holden brought the board up to date on the roof replacement for the guard house. Three contractors had been contacted to give estimates: McHale, Sacks and Batterbee roofing. Batterbee was the roofing company who won the bid coming in at \$2,590.00 and had been approved at the previous board meeting on April 28th that the cost was not to exceed \$3,000. Batterbee is scheduled to do the work. Donna Applegate submitted the vendor registration and W9 for Batterbee roofing.

Dennis Holden discussed the guard door replacement needed that has been put off until materials are more readily available. The tracking was replaced in the most used entrance and exit doors which work great but will continue to need maintenance. A small shop vac was purchased to remove sand from the tracks to reduce any wearing of the tracks.

A further discussion ensued regarding the placing of numbers on the homes to be in compliance with 911 regulations. The fact that the number plaques that can be hung on the resident light posts that was discussed at previous board meetings was pointed out by Dennis Holden that they are not reflective so would not be adequate for after dark. Dennis pointed out that 32 residents already have their own personal plaque on their light post so the reflective numbers that can be placed on the light post at the correct height would be something that can be implemented uniformly. Katie Ciccotelli of Sentry Management said she would email the board samples.

A discussion took place regarding the 32 violation letters sent to homeowners on May 10, 2021 by Sentry Management. Donna Applegate made reference to the homeowners that she is aware that have completed the violations. Donna will do another drive through the community on June 10th to note completion of requests to residents to pressure wash driveways and sidewalks, trim shrubs and trees, stow trash barrels out of view and any other items that affect the aesthetics of the property. Ray Durbin agreed to accompany Donna on June 10th.

Discussion took place in regard to replacing Hank Stennes on the board who has sold his home and moving from The Grove on June 1st. Lonnie Prater pointed out that he had contacted Alan Anglis and Ellery Hathorne who stated they were not in a position to serve at this time. It was noted that the vacancy can remain until the next annual homeowners meeting in 2022 where elections can be held if no replacement is found before that time.

A future meeting date was not scheduled at the time of this meeting, to be determined.

Lonnie Prater made a motion to adjourn the meeting, seconded by Marjorie Tousignant, all in favor. Meeting adjourned at 8:13 PM.