

The Grove Homeowners Association
Meeting of Board of Directors
September 21, 2021

Lonnie Prater called the meeting to order at 7:04 PM. Board members present were Lonnie Prater, Dana Delzio, Ray Durbin, Ray Yarnell and Marjie Tousignant. Donna Applegate was present via Zoom

July 13, 2021 meeting minutes were approved. Dana Delzio made a motion to approve, Ray Yarnell seconded, all in favor

Financial review by Sentry Management.

Donna Applegate pointed out that there will be no increase in lawn care for 2022 with Josh of Affordable lawn care.

Unfinished Business:

Rental review: Dana Delzio stated that we need to refer to the rentals as non-owner occupied which keeps our total to 12 homes where the owner of record does not reside in the home. Donna Applegate has worked to secure all updated leases and noted she received the new lease for 5527 Grove Manor and has placed in her file. Donna has received the intent to lease from 5245 Grove Manor. As per governing document regarding rentals, the 15 day notice needs to be submitted to Sentry Management for renewal of a lease. It was suggested that Donna begin a process of notification to the individual or company that manages the property 30 days prior to a lease expiring to determine if the current lessee will renew or vacate the property. For new tenants the manager or owner of the property must provide to Sentry Management a copy of the background check on any new individuals seeking to lease a property in The Grove. If Sentry has to obtain the background check, then the proposed tenant will be billed for that expense.

Lonnie Prater gave an update on status of the roofing for the guardhouse at the West Gate. The initial agreement with Batterbee roofing was that the expense for the re-shingling of the roof was not to exceed \$3,000.00. After receiving other bids, Batterbee came in at the best price. The discussion with Batterbee and the cause of the delay is that they need special equipment to remove the Cupola in order to establish a waterproof seal. The additional cost is \$1,200.00 which will bring the total over the \$3,000.00. Donna Applegate will review the contract agreement of May 2021 with Batterbee to determine how binding the contract is.

West Gate Holiday policy has been reviewed and we are in agreement with securities policies being enforced for traffic restrictions on holidays. The guards have also been instructed to inform recreation vehicles entering the West Gate of the rules and regulations that prohibit parking on the street for overnight.

Retention pond #9: Donna Applegate had contacted Better Plumber regarding the status of them fixing the drainage issue. Donna is to follow-up with them. Zoom Drain will be out on Thursday, September 23 between 8 A.M. and 10 A.M. to survey the area behind 5349 Grove Manor.

New Business:

Violation notices: Donna Applegate gave a review of neighborhood violations. Donna and Dana Delzio did a drive through the community on 9/16/21. Donna will review the violation notices and place a hold on those who need to pressure wash driveways until the rainy season and tree shedding is at an end. New residents that were sited will

receive a phone call prior to receiving a letter giving new owners a grace period in which to remedy any issues regarding the upkeep of the property. Including in the period between the drive-thru and actual mailing of the letters, it should be stated that if the issue has been taken care of prior to receiving the letter to please inform Sentry Management. Donna Applegate will review prior notices and send out second and a third notice for unattended violations. Weeding of plant beds and light posts needing to be painted were some of the more common observations. The Grove HOA will take care of the pressure washing of sidewalks as well as curbing where needed. The cleaning of the sidewalks and curbs has been tabled for now. Lonnie Prater made the motion, Ray Durbin seconded.

There are a few outstanding notices regarding driveways that are being lifted and show signs of damage from tree roots. One home is 5251 Grove Manor and also 5234 Grove Manor. 5257 Grove Manor has told Donna that they cannot afford to have the driveway fixed, but there is no evidence they have contacted anyone to get a price for the repair. Donna Applegate is to contact the owners to request an estimate and a plan for correcting the problem.

A brief discussion involving the damage to the white vinyl fencing along the golf cart path took place. Josh of Affordable Lawn Care stated part of the damage was from his crew. Lonnie Prater will get estimates for the repair of the damage to the fence.

The annual block party was also a topic of discussion. There was no formal committee able to be formed this year so the board has taken on the project. Annual block party was briefly discussed. It was determined that the time of the block party should begin at 1:00 PM rather than 2:00 and that the entertainer should arrive at 1:30 PM. Marjie Tousignant to follow-up with the food truck vendor to obtain the menu and the entertainer to confirm these times. Food vouchers will be given free to homeowners and any visiting guest in the household will purchase a food voucher at the registration table. Becky Durbin will do the flyers and Dana Delzio will post on the neighborhood Facebook page. Hand printed flyers will also be distributed in The Grove and Pine Village. All in agreement that the block party will be held on Sunbeam Way.

Meeting was adjourned and no date for the next meeting was established at this time.
Adjournment- 8:16pm Lonnie Prater motioned and Dana Delzio second the motion.