

The Grove at Harbor Hills Board Meeting Minutes

June 2, 2026

Proof of notice was posted 48 hours in advance of the meeting at the entrance and exit to the West Gate and the community bulletin board as noted by the secretary.

Board members in attendance: Dana Delzio, Robert Chimento, Ray Durbin, Peter Licari, Marjorie Tousignant and Jason Sackmann Sentry Management. Ellery Hathorn was in attendance via Facetime, and Dennis Holden via phone conference.

The meeting was called to order at 7:00 P.M.

No homeowners were in attendance so the executive side of the meeting proceeded.

Motion #1: Approval of the May 5th meeting minutes. Dana Delzio made a motion we approve the minutes, Dennis Holden seconded. All in favor, minutes will be entered into the record as written.

ARC Report: The ARC received 3 requests that were approved. There are no requests pending approval.

Manager's Report: Jason reviewed the current financial report providing the total amount that are in reserves, the monies in bank and CD accounts and the accounts payable and receivable. Also reviewed were the budget items. Sentry is still working with Harbor Hills to resolve sharing the gate repair costs.

Motion #2: Ray Durbin made a motion we move \$50,000.00 from the primary checking account into an interest bearing certificate of deposit. Dana Delzio seconded the motion; all were in favor and motion passed.

Unfinished Business:

The board was presented with typed copies of the Lady Lake and Lake Country rules and guidelines for tree removal to review. The current ARC guidelines are to be revised to include these regulations. Once a formal editing of the guidelines has been completed, the new rules on the ARC forms will be up for approval.

Review of deed compliance issues on properties were discussed with our Sentry Manager who does the drive-through of the community on a monthly basis and reports back to the board. Jason Sackmann also confirmed that he has set up a TEAMS meeting with the fining committee and the proper notification has been sent to the homeowner.

Future gate repairs are still uncertain as the system ages throughout Harbor Hills. One suggestion was replacing the access from the West Gate with electronic arms to offset costs of new iron gates. Sentry is still working with Harbor Hills to recover expenses from the damage by a vehicle to the exit gates in the past.

Miscellaneous discussion: Due to the Phase III water restrictions, it was expressed by a board member we send out no deed compliance notices regarding property upkeep items that require current restricted water usage such as non-essential pressure washing.

With no further business to discuss, Dana Delzio made a motion we adjourn, Peter Licari seconded. Meeting adjourned at 7:56 P.M.

Marjorie Tousignant, Secretary 6/6/2026