

The Grove Annual Members Meeting Minutes

March 14, 2026

Sentry Manager Jason Sackmann requested the meeting be called to order. William Stone made a motion we call the meeting to order and Michael Vanepps seconded the motion. The meeting was called to order at 11:08 A.M.

Board members present: Robert Chimento, Dennis Holden, Ray Durbin, Ellery Hathorn and Marjorie Tousignant. Board member not in attendance: Dana Delzio.

Jason Sackmann confirmed a quorum with a count of proxies received and homeowners' present on the sign-in sheets.

Motion #1: Approval of the March 15, 2025 annual meeting minutes. Diane Raymond made a motion we approve, Michael Vanepps seconded the motion, minutes to be entered into the record as written.

Each member present were handed a meeting packet. They were also made available to all homeowners via email and on The Grove Website.

Manager's report presented by Sentry Management: Jason Sackmann reviewed the financial report from the end of January 2026 with total assets totaling \$261,455.32 which includes totals of the three certificates of deposits with Capital Bank. At the time of reporting The Grove was operating under budget. The total of arrears was presented and also noted were current violations that were being addressed. A question was presented from a member in attendance requesting information regarding details of the arrears. The Grove is still awaiting the cost share for the gate repair from Harbor Hills. Jason Sackmann pointed out his attempts to collect the portion owned by Harbor Hills and also invited them to attend a board meeting where they failed to show. The claim by Harbor Hills is The Grove did not follow a repair agreement which has been pointed out to them that The Grove did follow the proper procedure. This is still an open issue with Harbor Hills.

ARC Committee Report: The Architectural Review Committee approved 25 applications which included tree removals, house painting, roof re-shingling and landscaping. Any questions as to what items require approval members were encouraged to inquire of a committee member and review details on the forms available on The Grove website.

Community Improvement Projects 2025: A review of the completed projects included the repair of the brick structures along Lake Griffin Road, power washing curbs and gatehouse, re-numbering the mailbox numbers that were faded, tree and shrub trimming.

Projects planned for 2026: The pressure washing of the carts path and replacing cart path lighting where needed along with repairing the white vinyl fence. Repair street curbing in places where needed, repair install mulch on Grove Heights and around the Guardhouse and trimming of viburnums are also planned,

Another project that will require The Grove to address in 2026 is due to the current gates that operate the entrance and exit to the Harbor Hills community where replacement parts for the gate operators is no longer available from the manufacturer. The current push-key system on the visitor's side has also been having issues at this time.

New Business: Brightview is now the landscape company we have required a service contract with for 2026. It was stated that they should be starting soon to address and maintain the common areas and hardscapes.

The issue of road resurfacing was then brought up and a question was asked if any plans to pave the roads have been planned. The answer was not at this time and having been last inspected we were informed that the roads may need some spot repairs, but the overall condition of the road is still satisfactory.

The gate repair sharing was then again questioned by a member present and The Grove should consider Harbor Hills paying the full repair amount and then billing The Grove for the 30%.

Another question was regarding the chance of changing the lighting along Grove Heights to LED lighting. Because the lamp posts and lighting are the property of SECO, they determine the type of lighting used so we have no choice in that regard.

Home sales for 2025 were then reviewed and details were provided in the meeting packet. A total of 9 homes were sold. There was a question presented regarding the sale of a rental home if the buyer could purchase the home and continue to use as a rental. The answer was we currently have a list of current homeowners who wish to rent out their homes and because we are at the 10% they would get priority and so any new home sales would need to be owner occupied.

Property upkeep was then addressed. It was pointed out that water restrictions are still in place regardless of daylight savings due to drought conditions by St. John's water management. This involves once a week on Saturday or Sunday depending on odd or even house number and not between the hours of 10:00 A.M. and 4:00 P.M. A question was asked if the restriction included watering after the lawn is fertilized. The restrictions allow hand spot watering and details are available at the St. John's River Water Management website.

The freeze conditions this year caused a lot of damage to landscaping and as residents get busy power washing roofs and leaf removal residents were advised that Waste Management will not pick up any horticulture in plastic bags. Yard waste must be in paper lawn bags or plastic barrels or containers.

A quick review of The Grove website details that was included in the packet and homeowners were encouraged to get familiar with the contents. Any changes in directory information can be filled out and submitted.

There was one opening on the board and whereas no application to run for the open position was submitted and the current board member has chosen to remain on the board of directors no election took place.

Dennis Holden thanked homeowners for attending and with no further business to discuss the meeting was concluded

Diane Raymond made a motion the meeting be concluded and Michael Vanepps seconded the motion. The meeting was adjourned at 11:40 A.M.