

The Grove Annual Members Meeting Minutes

March 4, 2023

President Lonnie Prater called the meeting to order at 2:00 PM at the Lady Lake United Methodist Church. Board members present: Lonnie Prater, Dana Delzio, Dennis Holden, Ray Yarnell, Michael Meyer and Marjie Tousignant.

Sentry Management representative Michelle Pogue confirmed a quorum with 17 proxies and 22 present.

Motion #1: Approval of 2022 Annual Meeting Minutes – Lisa Chimento motioned we approve, Shirle Mabie seconded. All in favor, motion passed and minutes were approved.

Michelle Pogue presented the manager's report. Included in the packet was a copy of our current financial status:

Cash in operating account: \$66,391.28 Reserve account: \$148,001.52 for a total of \$225,390.09

Also Michelle included in her manager's report that was in the packet the list of administrative duties for which Sentry management is responsible that include, but not restricted to, the following:

- Review and pay vendor invoices
- Submit Petty Cash Report
- Prepare monthly finance summaries
- Assist board in preparation for all meetings
- Perform monthly drive through the community and send out letters to owners out of compliance with the governing documents.
- Work with association landscapers
- Renew HOA insurance policies and recently the renewal of our preservation of association or MRTA.

There were 7 closings in 2022. The main violations were parking of commercial vehicles in driveways, the upkeep of landscaping and storage of trash receptacles in view of the street. There were no legal issues regarding the association.

The theme of the meeting was "Building Community". Lonnie Prater opened with introducing the board members and thanking the board members and the members of our community for making The Grove a great place to call home as we all work together and that homeowner involvement is the key to the growth and prosperity of our neighborhood. It's through the use of homeowner's talents and personal passion that we build community.

Dennis Holden then presented the completed Community Improvement Projects report for 2022:

- Raised sidewalks and sealed catch basins and ground sidewalks to remove trip hazards
- Installed mulch along Grove Heights and power washed curbs and cart path
- Repair and shingled guard house roof and also initiated monthly cleaning of guardhouse as needed
- Installed reflective house numbers on lamp posts

- Trimmed trees in The Grove that overhung the streets in compliance with county requirements

Ray Yarnell then presented the community improvement projects planned for 2023:

- Remark the roads at our entrance and stop signs
- Power wash Griffin Road brick walls, cart path and curbs
- Remove sand buildup from the large retention pond
- Remove dead sod and install mulch along Grove Heights
- Continue to replace Ligustrum trees along Griffin Road as needed
- Renew mulch along Grove Heights and Guardhouse as needed

Dana Delzio presented a report on home sales in 2022 and the average sale price and home values which noted a 15% increase from 2021. A list was provided in the packet of the names and addresses of our 7 new neighbors of 2022.

Dana also presented some good neighbor reminders:

- Keeping dogs on a leash and picking up after your dogs
- Rules for placing refuse cans no earlier than the night before and making appointments for the pickup of large items.
- Keep control of leaves that accumulate on the street and prevent from entering the storm drains
- No overnight parking on the street
- Speed limit is 20 MPH to which a member from the floor asked if we needed to place more speed limit signs along the roads
- Stressed that transponders are for residents only and a temporary clicker is available at the guardhouse to sign out for use for long-term non-residents visitors. From the floor a comment was made that they obtained clicker(s) from the guardhouse that did not function. Dana will check at the guardhouse to be sure the clickers are functional.

Mike Meyer then presented home exterior maintenance and property maintenance and also acknowledged the ARC members Shirley Mabie, Stephanie Yost and Ellery Hathorne.

- Power wash homes and paint when needed and check for repair and damage if needed
- Power wash driveways as mold builds and make any repairs to the concrete
- Keep irrigation systems in working order and check for any broken sprinkler heads
- Check eaves and soffits to be sure there is no entryway for critters to gain access to attic space
- Schedule for irrigation set by St. John's water management
- Maintaining outdoor lighting is the responsibility of the homeowner

As chair of the Architectural Review Committee, Mike also reminded that the ARC forms available at the guardhouse and on-line need to be filled out and turned in when making any changes to the exterior to homes or landscaping.

Marjie Tousignant then did an overview of The Grove Website. Included in the hand-out packet were screen shots of the main page that opens once your access thegrovehh.org. Highlighted were the Grove directory and the password to be used by residents only. Homeowners can update their own information. Also view

all Grove documents and meeting minutes. Owners encouraged visiting the site and exploring all the information available. Anita Korndoerfer was thanked for her hard work in creating the directory, updating and maintaining the website and posting meeting minutes plus sending out information notices upon request to residents.

It was pointed out that the HOA Board has not had to hold elections since 2020 due to the fact that we have members who have agreed to serve another term along with one office being vacated and immediately filled by a new member. In any event, homeowners who wish to serve were encouraged to approach the board should any openings come up during any term of office.

Flyers for the annual block party were handed out at the meeting as well and gone over briefly the details of the 2023 Block Party planned for April 1st. Volunteering was encouraged for not only chair the Block Party in the future but volunteers to help decorate the gate at certain holidays.

New Business:

Lonnie Prater presented to the members the need for an increase in HOA dues for 2024 to build the reserves for when the time comes to repave the streets in The Grove. A recent estimate of \$250,000.00 based on today's oil prices has made apparent the need to build the reserves which as of today, pointed out from a member from the floor, that would leave a deficit of \$100,000 dollars that needs to be obtained before such a project could be undertaken that would not deplete the reserves. We have been told that the streets have another 5 years at which time bids would be obtained and possibly a less costly solution if possible. When Grove Heights needs to be resurfaced, that cost would be split with Harbor Hills.

Dana Delzio after a request recently for a family to hold an estate sale at the former home of their parents, they were given three alternatives to explore first: contacting a business that purchase the furnishings of an estate, and if that cannot be accomplished, the board can allow an estate sale with the stipulation that they cannot advertise outside the community and presenting the date planned for the sale to the board for approval. As the board has the discretion to revise the Rules and Regulations for The Grove, estate sales have now been allowed within the mentioned guidelines.

Also presented were changes to the Rules and Regulations to allow an annual neighborhood yard sale. This would be presented to homeowners at a later date.

From the Floor open discussion:

Rules for commercial vehicles that need to be parked in a garage or the sign obscured by coverings and the process for those in non-compliance was discussed. Board members interjected regarding the fact that the owner of any violation first receives a letter from Sentry Management, and Dana Delzio stressed that those letters come from Sentry Management based on the monthly drive through the community by our representative at Sentry who notes any violations based on our rules and regulations and governing documents. Second they receive a second notice if non-compliant and third a certified letter from our attorney. We have no fining committee as having explored that possibility and it is a very complicated process and a fining committee would have to be made up of non-board members or family members of such. The response to a comment if the police vehicle parked at a residence in the Grove was in violation which could include the community watch vehicle do not fall under the category of commercial vehicles. So as it stands, we have no alternative for an owner for parking a commercial vehicle out of site of the street.

Dana Delzio assured the members that she thoroughly goes over the governing documents when she meets with all new homeowners and stresses the rules considering the parking of vehicles in the driveway stressing commercial vehicles. The information packet handed to the new owners includes the rules and regulations, ARC forms and guidelines, waste collection and recycling services, West Gate portal instructions, West Gate policy and information along with other helpful information for new owners. Dana also provides the transponders which are one free to new owners.

Noise levels from some motor vehicles were a concern presented to the board. It was pointed out that from 7:00 AM to 7:00 PM are the times where there is no restriction on such activities that can be enforced.

Another suggestion from the floor was the lack of aesthetics regarding the posts separating the resident side of the gate from the visitor side. Some of the posts were bent forward due to heavy trucks entering the visitor age. Also, someone suggested we place a sign on the visitor side of the gate to match the welcome home sign on the resident side.

Concern over a pickup truck parked overnight on Grove Heights was mentioned as a hazard to cars making the second left handed turn onto Grove Manor. Weiser Security patrols and does place notices on vehicles that are parked on the street overnight. Where this is not a matter of being a Grove homeowner, security will be contacted to make them aware.

Comments from the board members were to encourage people to present a suggestion to the board that they want considered and we would place it on the board's meeting agenda and then for that person or persons to plan to attend the board meeting. The homeowner will have an allotted period of time to present the matter to the board and then the board will take into consideration the matter. The visitor will then be thanked and dismissed so that the board can then discuss executive matters.

All board meetings are posted 48 hours in advance of a meeting at the exit and entrance at the guardhouse which also includes agenda items. Any homeowner is welcome to attend to discuss the agenda item. The board is here to serve our members so homeowners were encouraged to contact a board member.

As for any other items brought up in discussion such as lawn ornamentation, political or religious flags or symbols the rules and regulations stress only no signs to be placed on the property. There are currently no properties out of compliance.

With no further items to discuss, Rico Albanesi motioned we adjourn the meeting. Michael Vaneps seconded. All in favor. Meeting adjourned at 3:15 PM.