

GARDEN GROVE CLUB, INC.
Thursday, March 23, 2023 @ 10:30 AM
Board of Directors Meeting - MINUTES

I Pledge of Allegiance

II Roll Call - All Board Members were in attendance: Rita Bilheimer, Marcia Collins, Dave Parrillo, Ted Riddle and Mary Lou Rush, along with Amy Cavasinni, Community Manager. There were approximately 14 owners in attendance.

III Minutes – Board of Directors Meeting of Jan 26 and Feb 28 - Motion was made to accept the Minutes from Jan 26, 2023 and Feb 28, 2023 as presented. Motion was second and passed unanimously.

IV Management items - Amy Cavasinni

A) Correspondence

1. Corresp received from First Service Finance Dept to assure association that during uncertain times in banking, we continually monitor your financial health with our banking partners.
2. Corresp received from owner K-27 regarding tree replacements. The BOD will review this request and how it is affected by current state legislation SB518 – Private Property Rights to Prune, Trim & Remove Trees effective July 1, 2022.

Violations

1. **A-3 parking** – Violation turned over to the rental management company. We have seen compliance regarding street parking, but blocking the sidewalk needs to be addressed. Board asked that a “No Parking” sign be installed at the east end of the entry median and the “short term parking” sign be move to the west side of the next median.
2. **C-4 unsightly vehicle** – tenants have repaired some of the damage to the vehicle and the board agrees that the repairs are satisfactory.

B) Maint/Mgmt project list 2023 – Status of pending projects was discussed.

1. **Painting – club & wood shop** – Contractor made site visit and an estimate is expected within the week. Several others contractors were unable to bid due to insurance height restrictions.

C) Status of Amendment to change voting requirements – Official documentation of the recorded Amendment voted to change the voting requirements was provided by the Association attorney. A copy must be mailed to all owners of record to be made a part of the governing documents.

D) Owner concerns – Owner concerns regarding speeding & dog walking will be addressed in the newsletter.

E) General items – A copy of The Final Judgement of Foreclosure regarding the foreclosure property at 1800 Tamarind Pl was sent to the Board of Directors, stating that a Foreclosure Sale Auction will take place on May 1st. The information will be posted on the bulleting board to be shared with the membership.

V Financial Items – Ted Riddle

A) Financial Overview - Total funds as of 02/28/23 - Operating: City National \$105,490.82; FVC Capital \$28,756.43; City National Capital \$1,117.42. Reserve funds: Pacific Western MM \$36,086.38; City National MM \$10,174.51; Enterprise B&T MM \$248,908.11; Webster Bank MM \$237,344.86. Total Reserve funds as of 02/28/23 \$532,513.86. Total Operating & Reserves \$667,878.53.

B) Delinquencies – 13 reminder notices: 6 owners now paid & 7 owing minimal fees. Bank owned property in foreclosure owing \$12,293.00.

VI Board Report – Mary Lou Rush

A) Board Goals 2023 - BOD met at Social Club mtg and received a variety of suggestions for both 2023 planning, as well as future community planning. These suggestions, for the BOD’s consideration, were reviewed at the mtg.

B) Proposed Amendment Petition status – Signatures must be certified by the Board by Apr 2. Meeting must be called by June 1 and notification, with voting documentation included, must be mailed to all owners of record by 15th. Association Atty must approved the content of all voting documentation.

1. Town Hall planning – BOD will hold a Town Hall meeting to provide owners with information on the upcoming proposed amendment vote.

C) 2023 Committees

1. Violation Hearing Committee – Jim Goode was appointed to Chairman and Frank Kutz was appointed as a new member.

2. Grounds Committee – Currently not restructured. Notice to be published in the newsletter.

3. Safety & Security Committee – Board to verify members. Safety Committee to research the need for club AED.

4. Rules Committee – Nancy Hallander was appointed to the committee.

D) Irrigation electrical – Repair needed to irrig conduit line with broken connection. **Motion made to accept the estimate from Vero Beach Electric for \$1500.00. Motion was second and passed unanimously.**

E) Plumbing Clubhouse – Estimate to install main water line to clubhouse & amenities currently above ground to under existing roadway. **Motion made to accept the estimate from Meeks Plumbing for \$3800.00. Motion was second and passed unanimously.**

F) Clubhouse Pathways – Two estimates received to regrade and repair current footpaths around pool-tennis & clubhouse. One estimate using same crushed shell as in the past applications, the second estimate was for the use of coquina rock that is a heavier material that allows for better compaction and longer wear. **Motion was made to accept the estimate from Atlantic Custom Landscape using the coquina rock for \$6850.00. Motion was second and passed unanimously.**

G) Other – None reported.

VII Committee Reports

- **AAC** – Report given stating items discussed at last AAC meeting: paint color request, owner tree removals & root issues when trees are now mature & originally planted too close to the houses.

- **Social Club** – No report.

- **Stormwater Management Committee** – Reported on items discussed at last mtg: Currently talking with 2 contractors to get bids on swale work, erosion from down spouts & low land areas. Awaiting estimates.

- **Web-Site** – Working on streamlining the basic information needed to provide easier access.

VIII Owner Comments

1. Owner reported that the tennis court lights need repainting. LED lighting at the tennis courts was discussed.

2. Owner asked if LED lights were used in the mailbox lights. Response given was affirmative.

3. The particulars were discussed relative to the stone pathway project.

IX Meeting Dates - Board Workshop 4/13/23 and Board Meeting TBD. The meeting scheduled for April was revised to Board Workshop 4/13/23 and the Board Meeting TBD. Board Meeting to be held at 4:00 and include a Town Hall gathering to share thoughts on the upcoming vote, which if passed, would allow trucks to be parked in resident driveways.

X Adjournment – Meeting was adjourned at 11:05AM.

Respectfully submitted,

Amy Cvasinni, Community Association Manager