

GARDEN GROVE CLUB, INC.
Thursday, May 25, 2023 @ 10:30 AM
SPECIAL MEETING – PROPOSED AMENDMENT - MINUTES

I Proposed Amendment revision Section 8.4A Vehicle and Parking –

The purpose of this amendment is to alter Section 8.4A of the Garden Grove Club, Inc. Declaration of Covenants & Restriction, with regard to pick-up trucks. Currently, all pick-up trucks are prohibited from being stored or parked anywhere on the property outside of the garage.

The proposed amendment will permit an owner/resident to park their pick-up truck, according to the limitation specified, in the owner's/resident's driveway. To qualify as acceptable, the pick-up truck shall conform to the conditions set forth in Section 8.4, B-7 of the Garden Grove Club, Inc. Declaration of Covenants & Restrictions.

Tally of vote announcement: 167 owners were represented in person or by proxy.

Final voting tally YES votes – 64 NO votes – 103

II Adjournment – The Special Meeting was adjourned at 10:40 AM.

Board of Directors Meeting – MINUTES
The Board of Directors Meeting was held immediately following the Special Meeting

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 48 owners in attendance.

III Minutes – Board of Directors Meeting of April 17, 2023. Motion was made to accept the Minutes from April 17, 2023 as presented. Motion was second and passed unanimously.

IV Management items - Amy Cavasinni

A) Correspondence / Violations

Violation letter sent to owner B-24 parking car in mulched area of lawn alongside of driveway.

Section 8.4 – D.3 No motor vehicles, including moving vans, shall be parked at any time on the grass/swales within the community and D.8 Parking on the lot shall be limited to the paved parking area, driveway or garage located on the lot. No parking shall be permitted on the lawns, streets within the property.

B) Maint/Mgmt project list

1. New clubhouse lock. Schlage lock \$570. Includes installation & set up. Purchased & warranted locally from Treasure Coast Lock & Safe.
2. Staff working on: handrails for the clubhouse east stairs; stucco repair at entry wall; entry sign clean-up; repairs to clubhouse gutters (some issues after roof installation); and timelines for preventative maint of the retention ponds as prepared by the Stormwater Management Committee.
3. Management tasks at hand: Update resident directory (along with Rules booklet update); at the Board's request, obtaining estimates for alternative clubhouse flooring; research for night swimming certification requires illumination testing from a license FL engineer which then must be approved by the IRC Health Dept; research on short-term rental inventory lists for GG owners that rent their homes so that adequate supplies are provided.

4. C) General

1. Numerous complaints received regarding Waste Mgmt recycle trucks spilling glass along the streets after their collection. Contact information to be provided to the residents to forward our concern to IRC County Commissioners.
2. Maint staff to attend training on June 1 from 9-12.

V Financial Items – Ted Riddle

A) Financial Overview - Total funds as of 04/30/23 - Operating: City National \$87,160.00; FVC Capital \$21,686.00; City National Capital \$3,397.00. Reserve funds: Pacific Western MM \$46,054.00; City National MM \$10,187.00; Enterprise B&T MM \$204,007.00; Webster Bank MM \$237,344.86. Total Reserve funds as of 04/30/23 \$499,269. Total Operating & Reserves \$611,513.00.

B) Delinquencies – 11 reminder notices: 4 owners now paid; & 7 owing minimal fees. Bank owned property in foreclosure owing \$12,863.00.

C) Bank foreclosure 1800 Tamarind – At the Foreclosure Auction/Sale on May 1, the bank holding the mortgage assumed ownership. A real estate firm hired by the bank will assess the damage and make minor repairs before putting the house on the market.

The payoff of the outstanding fees is assessed at a rate of 1% or 12 mos., whichever is less, totaling a payoff to the association of \$3,206.25. The bank will be responsible for payment of the GG monthly fee 6/1/23.

VI Board Report - Mary Lou Rush

A) Increase Capital Contribution for new owner – The BOD will support a vote at the annual meeting to increase the Capital Contribution for new purchases, this will not be charged for family transfers or additional purchases by current owners.

B) Meet with Assoc Attorney on requirements to move S Property funds to infrastructure. The BOD will set a meeting with the Assoc Atty to discuss the South Property reserve funds.

C) Screen enclosures – The BOD will support a vote to amend the declaration to allow patio screen enclosures. AAC will review any necessary specifications for the BOD's review.

D) Meet with Rules Committee to review revised Rules book - BOD to meet with Rules Committee to review updates to Rules booklet.

E) June 14 meeting with AAC to review revised Rules book - BOD to meet with Rules Committee to review updates to Rules booklet.

F) Stormwater Management – Estimates Armadillo Dirt Works – The committee has isolated 6 areas as priority drainage concerns and met with 3 contractors. Armadillo Dirt Works has submitted 3 estimates & the committee & BOD have selected 2 to be addressed at this time. 1. Is the culvert storm drain at Tamarind Lake S/E corner where there is bank & concrete culvert erosion. 2. Is #4 estimate at the south end of nature trail at Eden Ct & Hawthorne Ln where 4 swales have leveled out & no longer drain to the street. **MOTION was made to accept the 2 estimates from Armadillo Dirt Works for #1 at N GG Cir for \$15,000 and estimate #4 at Eden Ct/Hawthorne Ln for \$8,975. Motion was second and passed unanimously.**

VII Committee Reports

-AAC – Committee will meet on 5/31 to review pending approvals & consider specifications for proposed patio screening and on 6/14 to review updates to the Rules booklet.

-Social Club – Chairman reported on well attended events in April & May and that Bingo & Americana BYOB's will continue over the summer.

- Grounds – Obtaining estimates to update areas at front entry, club entry & pool area.

VIII Owner Comments

1. Owner asked if the funds were available for the drainage repairs scheduled. The Board responded that the funds were available in line items for that purpose.
2. Owner asked if the documents addressed quiet-time hours, complaining that roofing contractor started at 6:30AM.
3. The subject of glass in the roads was discussed and bicycles with flat tires, asking if staff could be responsible for some clean-up.

IX Meeting Dates - Board Workshop 6/8/23 and Board Meeting 6/15/23

X Adjournment – The Board of Directors Meeting was adjourned at 11:15AM

*Respectfully submitted,
Amy Cavasinni, Community Association Manager*