**July 15, 2025 Board Meeting Minutes**

**I. Call To Order/ Quorum Determination**

Tim called the Board of Directors of the July 15, 2025 meeting to order at 6:00pm. Tim stated that quorum was met. Tim Mehaffey and Anna Azmi were present and Dan LaMorte was absent. Tim reminded everyone that questions and comments for Owners and Renters is on the agenda after ‘New Business’.

Tim interrupted the Agenda, and moved to appoint Suzanne Middleton to the Board of Directors for a term of 20 months concluding at the 2027 annual meeting in March.   Anna second and approved unanimously.  Motion is passed.  Zanne was thanked for joining the Board of Directors.

**II. Review and Approval of June 17, 2025 Minutes**

Tim asked if the Board had reviewed the minutes from the June 17, 2025 meeting? There were none.  Zanne moved to approve the June 17th meeting minutes.  Anna seconded.  Minutes are approved unanimously.

**III. Financial Review**

Tim provided a brief financial report for the month of June.

SouthState Operating account balance: $10,487.30

Fifth Third Operating account balance: $-0-

Total available in both checking accounts: $10,487.30

Operating expenses paid: $2,638.23

SouthState Reserve Checking Account: $5,357.76

We have seven CD’s totaling: $186,925.82

Total of the Reserve and CD’s:  $192,283.58

Total all accounts: $202,770.88

The Board of Directors has issued a ‘Budget Freeze’ effective immediately on all expenses with the exception of operational costs which include:  Utilities, our Landscape Service Contract, Pond Maintenance Contract, BPA Quarterly Dues, Management Company expenses, Bank Charges, Administration costs, Hurricane Cleanup Costs and any Emergency Expenses that will protect and serve all Owners.  This ‘Budget Freeze’ is in place to cap spending until Hurricane Season is behind us.

**Aging Report:**

We have 24 properties past due for a total of $9,401.18 as of June 30, 2025 Note: The foreclosed property is $4,107.98 of that total.

Tim stated that the Board has decided to postpone fines on late assessment dues to the 4th Quarter beginning on October 1, 2025.  A special assessment of $5 per day will be fined to any member who has not paid their quarterly assessment within 5 days after the due date, which is the 1st day of each quarter. On the sixth day after the due date the member will be fined retroactively back to the first day of the quarter for a total of $25.00 per quarter.  As I said this will be in effect from October 1, 2025.

Tim moved to approve the financial reports from April, May and June 2025. Zanne seconded. Motion was approved unanimously.

Tim moved onto Old Business.

**IV. Old Business**

***ARB Committee***

Brenda reported on July 10th ARB members walked Hamlets Grove Drive and recorded numerous violations. They also checked the fence along 49th street for vegetation growing on the fence or too close. Homeowners will be contacted in the near future and requested to remedy problems.

***Fining Committee***

Anna reported that the Board is in the process of preparing violation letters that will be sent out shortly. Each violation letter will have a suspense date as well as a warning to fine $5 per day for every day after the suspense date and until the violation is addressed. Anytime a violation is issued with a special assessment, the owner has a right to a hearing in front of the ‘Fining Committee’. The Board must be held within 90 days after the issuance of the notice before the ‘Fining Committee’.

***Surveillance Report***

I am happy to report that both front and rear cameras are functioning with the exception of the outbound front entrance vehicle camera. The data line has been severed. This will be a costly repair to be evaluated in the future.

The license plate reader is functioning in the outbound lane.

The Board has decided to drop the Frontier cable interface for the time being and evaluate the need for it in the future. This has become too expensive for the service provided.

We will use American Wireless Security if we need to capture any images in the future.

***Silt Fence Update***

Zanne reported that the silt fence has been removed. Zanne cleaned up the silt fence, placing all the debris on Murray Lane. Zanne will follow up with Mr. Smith to complete the cleanup of the silt fence on Murray Lane.

Anna added that the silt fence has been an issue for several years now and a series of attempts have been made to remove it. The Board thanked Zanne for all her hard work on project!

***Management Company Report***

Tim read Dan’s report in his absence. Beginning on August 1st we will begin a new partnership with Pinnacle Community Association Management. Pinnacle will be contacting all owners after August 1st with details on how to process assessment payments and all other business that Pinnacle will be managing. Payments for assessments will be similar to what we experienced with Gulf Coast, however beginning on October 1st all processing fees for snail mail communication will be charged to those Owners accounts. All ARB requests, notices, questions and comments will continue to go directly to: [hamletsgroveassociation@gmail.com](mailto:hamletsgroveassociation@gmail.com). These communications will be forwarded to Pinnacle by the Board when necessary. Please hold any questions or comments until we reach New Business. Thank you.

**Neighborhood watch/Sherriff cooperation**

Zanne reported that there have been many recent incidents of trespassing at The Grove with most of these incidents related to fishing in Grove ponds. Zanne made phone calls and visited the Sarasota County Sherriff’s offices and Florida Wildlife Conservation discovering a Sarasota County Ordinance sign for No Trespassing with the Fl. Statute 810.09 that will prosecute violators with arrest and then prosecution for the crime. This will allow residents to call directly to the Police/Sherriff Department for immediate action. Zanne explained details on the signs and the costs associated, which are approximated $900. Zanne moved to purchase 8 Florida Statute 810.09 Ordinance ‘No Trespassing’ signs, incidental No Fishing signs, posts and hardware that does not exceed $900 for the protection and safety of our Owners and their property. Anna seconded.

Motion passed unanimously.

**V. New Business**

*Resident Comments and Questions*

Residents had questions about the ordinance signs and what the ARB was looking for with violations. There were questions regarding the security of our HOA and Zanne briefed everyone on past experiences and offered advice on how to manage intruders.

**VII. Adjournment**

Tim made a motion to close the meeting, seconded by Anna and meeting was adjourned at 7:03pm.