**Meeting Minutes for May 20, 2025**

**The Grove at Beekman Place Association, Inc**

1. The meeting was called to order by Dan LaMorte at 6:00 pm.

2. A quorum of the Board was present – Anna Azmi, Tim Mehaffey, Dan LaMorte.

Bill Ashby, Association Manager, was also present (phone).

3. The meeting notice was posted in accordance with the Statutory requirements.

4. A motion by Anna Azmi to approve the 4/15/2025 minutes, second by Tim Mehaffey, motion carries.

5. Financial Report provided by Tim Mehaffey who presented financial status for the month of April, listing account balances for all accounts, a total of expenses for month and the total of the Road Reserve CD’s and account. After a brief discussion, a motion by Anna Azmi to approve the April Financials, second by Dan LaMorte, motion carries.

After further review of the GCCM April Financial Statement and considering that the financial statement was received 5 days prior to the May 20th Board meeting, the Board decided to rescind the approval for the April financial statement until corrections were made and the financial statement receives further review. The report below is a revised report that lists financial data from the bank statements and approved invoices. The April Financial Statement will be reviewed later after the board has sufficient time to review the complete statement.

* SouthState Operating account balance: $6,212.58
* Fifth Third Operating account balance: $10,114.61
* Total available in both checking accounts: $16,327.19
* Operating expenses paid: $13,922.36
* SouthState Reserve Checking Account: $2,547.50
* We have seven CD’s totaling: $180,090.98
* Total of the Reserve and CD’s: $182,638.48
* Total all accounts: $198,965.67
* We have 10 properties past due for a total of $5891.66 as of April 30, 2025

6. Old Business

a. ARB Committee – Brenda Stokes reported that violation walk around was completed on

5/4/2025. She stated that there were a number of repetitive violations that include: debris on roofs, stained driveways, cars repeatedly park on lawns and front yard maintenance consistent with the Articles of Restrictions. The ARB will be serving these new violation letters with suspense dates as well as a warning to fine $5 per day for every day until the violation is addressed. The Board will provide 14 days written notice of the parcel owner’s right to a hearing. Such hearing must be held within 90 days after issuance of the notice before a committee of at least three members appointed by the Board who are not officers, directors or employees of the association.

Dan shared that the Board intends to create a ‘Fining Committee’ of three members at large who will review cases, review pleas by members and pass judgement to issue or not issue fines per the Rules and Regulations. We are also going to set up parameters for levying fines for late assessments, ARB violations and for non-compliance of our Articles and Bylaws Amended and Restated. These parameters will be outlined in the notice to all Members with suspense dates, a description of the violation, an opportunity to object to the violation and a hearing date to be heard. We will be sending this information to all Members once we have completed the process. Dan also read the Amended Article from General Powers from the Articles of Incorporation for the information of the Members present. At that time a motion was made by Anna Azmi to fix a special assessment of $5 per day to any member found to be in violation of the Rules and Regulations, Article XXIV Architectural Control and Article XXV Restrictions pursuant to Article VII Powers and Duties of the Board of Directors, second by Tim Mehaffey, motion carries.

b. Maintenance Committee – Tim Mehaffey reported that the tree trimming was

completed. Amma Azmi reported that the front entrance landscaping was under

budget due to volunteers but noted that the wood rot may worsen. Dan LaMortd

discussed future projects.

c. Tim reported on the Front Entrance tree trimming stating that the tree trimming has been completed. The front entrance has been thinned and is now allowing a lot more sunlight in which will allow the oaks to grow taller and fill out the canopy in a more natural appearance. Anna reported that the Front Entrance Project had been completed and that it was under budget thanks to our good neighbor, Jim.   He volunteered to lead this project and planted over 48 plants, 4 trees and put down all the mulch/rock and also cleaned the dog parks and the back entrance.   She reported that the inside of our bulletin boards were painted with the hope to prevent moisture inside the bulletin boards.   Dan reported on Future Projects stating that the Board is looking to the 4th quarter for future Maintenance Projects with the possibility to revise the irrigation system at the back entrance, which will save money and focus the system to water the vegetation accurately. The other possible project will be to reinforce the sign at the 49th street entrance. A quote for this work is already in place and in preparation two other quotes will be sought out to prepare for this project if the funds are available.

d. Dan LaMorte provided an update on 4565 collection process. Bill Ashby added

that the final notice if late assessment that is required by the state was sent on

5/17/2025.

e. Tim reported on the number of members who had not paid their quarterly assessments. He listed the number and the amount of money still not collected as of May 20, 2025. Tim made a motion to fix a special assessment of $5 per day to any member who has not paid their quarterly assessment within 5 days after the due date. On the sixth day after the due date will be fined retroactively back to the first day of the quarter for a total of $25.00 per quarter, second by Anna Azmi, motion carries.

f. Dan reported that the Board is reviewing the Rules and Regulations and adding specific language that correlates to our Articles of Incorporation with the intention to clarify and align our Rules and Regulations directly to our Corporate Articles, Restrictions and Architecture Control. He stated that since January we have worked to bring all ‘Owners who Rent’ to comply with the amendment to Article XXV, paragraph 1 RENTAL AND LEASING. He reported that the Board has to search out the Owners who Rent within our HOA, requested leases, reviewed the specific terms and now have hopefully found all the Owners in The Grove that are renting and informed them of their duties and that it took a great deal of work and continues to and in order to prevent problems in the future there needs to be consequences when the rules are not followed. At that time, a motion was made by Dan LaMorte to fix a special assessment of $5 to any member found to be in violation of Article XXV, paragraph 1 RENTAL ANDLEASING who does not comply with terms to present leases in advance of their renewal, disclose new renters and comply with the process that will be written in the revised Rules and Regulations, second by Tim Mehaffey, motion carries.

7. New Business/Homeowners Comments

a. Several owners asked questions regarding violations and maintenance.

8. Since there was no other business, the Board adjourned at 6:48pm.