

## **GROVE MINUTES FOR OCTOBER 29, 2024**

Meeting was called to order on October 29th, after establishing a quorum of the board members, including: Rick Waid, Stephen Carroll and Tim Mahaffey.

The Treasurer was absent and no Financial Report was given.

Tim Mahaffey was asked to investigate the photocell switches in the island of the 49<sup>th</sup> street entrance to see if it could be repaired. No one was able to locate the breaker to cut power to the lights in the island. He also suggested replacing the light bulbs with individual photo cell bulbs to correspond with lighting needs during the day.

The Maintenance Committee reported that Precision Lawn Management was hired and began service on October 1<sup>st</sup> and the TruScapes was terminated ending their contract on September 30th. The Maintenance Committee reported that the Paul Heyman Tree Service had removed the two dead trees at the front entrance and the Carrotwood tree on 49<sup>th</sup> street on October 1st, which had been approved via email. Paul Heyman Tree Service was also contracted to trim the trees on Hamlets Grove Drive, but due to the recent Hurricane they would not complete this in October as originally scheduled.

The board discussed property damage from hurricane Milton and the debris left in the neighborhood. The board discussed the responsibility of the repair of the fence. Steve Carroll stated that our Articles of Incorporation state that the Resident is responsible for all repairs, additions, etc. The Maintenance Committee volunteered to review the Articles of Incorporation and see where in Restrictions terms were stated and report back at the November meeting. The consensus of the board was to have the association repair the fence and then, moving forward, have the residents, whose homes bordered 49<sup>th</sup> Street and Murray Lane be responsible for the cost of the fence when repairs were needed.

Anna forwarded a video of an overnight disturbance involving a motorcycle running up and down the streets of the association and parked over night at 4678 Hamlets Grove.

Dan LaMorte mentioned that due to the recent legislative changes for HOA's that it would be smart to review the Hamlets Grove Rules and Regulations and get them current. That the Maintenance Committee could work on this. Rick Waid asked Muslima Lewis if she would review the applicability of the new rules to the association before any changes were made to our existing rules.

The issue of a vacancy with the position of Secretary was approached again, and after discussion, Steven Carroll volunteered to assume the responsibility of the office of Secretary for subsequent meetings.

The meeting was adjourned by vote.