**June 17, 2025 Board Meeting Minutes**

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

Tim called the Board of Directors meeting of the May 20, 2025 to order at 6:00pm. Tim stated that quorum was met. Tim Mehaffey and Anna Azmi were present and Dan LaMorte was absent.

Tim interrupted the agenda to discuss the recent news of Gulf Coast Community Management Company (GCCM) terminating our contract, he provided a brief history of our relationship with GCCM. He described that Gulf Coast’s communication, execution of duties and general management of our HOA was dissatisfactory and that Board concerns which were ignored, questions were asked and never answered and our contractual agreement terms were broken. Questions were asked by Members present and answered by Tim and Anna.

**II. Review and Approval of May 20, 2025 Minutes**

Tim asked if the Board had reviewed the minutes from the May 20, 2025 meeting. Tim stated that after reviewing the April Financial statement that the Board has decided to make corrections. Let me read Dan’s prepared statement regarding the corrections for the May 20th minutes.

“After further review of the GCCM April Financial Statement and considering that this financial statement was received 5 days prior to the May 20th Board meeting, the Board has decided to rescind the approval for the April financial statement until corrections are made and the financial statement receives further review. The statements for April and May need to be studied further and once we are confident with our complete understanding of these financial statements, we will hopefully approve them by the June meeting of the Board.”

Here is a revised financial report that lists financial data from the Grove bank statements and approved invoices.

* 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

These revisions will appear in the corrected May 20, 2025 minutes.

Tim moved to approve the corrected May 20,2025 minutes. Anna seconded. May 20, 2025 minutes are corrected and approved.

**III. Financial Review**

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

* SouthState Operating account balance: $3,475.48
* Fifth Third Operating account balance: $0.00
* Total available in both checking accounts: $3,475.48
* Operating expenses paid: $1,410.98/Budget $1,540.00
* SouthState Reserve Checking Account: $5,110.80
* We have seven CD’s totaling: $186,260.49
* Total of the Reserve and CD’s: $191,371.29
* Total all accounts: $194,846.77
* As of May 31, 2025 we have 7 properties past due for a total of $4551.18 and $706.80 in prepaid.

Tim stated that the approval of the May Financials will be tabled until all corrections are made.

Tim moved on to Old Business.

**IV. Old Business**

***ARB Committee***

The ARB Committee had one ARB request for a color change on the exterior of a home and it was approved.

***Silt Fence Update***

Anna reported on June 2, we talked to Steve Smith from the County and he told us that the silk fence will be removed. It is still there but we think the owner may be out of town. Zanne will be following up with Mr. Smith and members will be updated at the next meeting.

***Late Assessments-Tim.***

Tim commented that he covered the late assessments in his previous financial reports.

***Report on Violation notices to Members***

Anna reported onMay 4th, the ARB and the board president walked the neighborhood to see if there were any homes in violation. The ARB made a list and provided it to the management company on June 2nd so they could send out the violations. At this time, GCCM has not responded to our request

**Neighborhood watch and Sherriff cooperation** was tabled due to Zanne Middleton unable to attend meeting.

***Rules and Regulations Update***

Anna reported that to be consistent with recent changes in the HOA laws, The Grove must now have a Fining Committee which is made up of three non-board members when issuing fines. The Fining Committee will review each case and provide a judgement.  The committee will meet with the member(s) if the member(s) wants to be heard. Anna reported that one resident that has volunteered but are looking for two additional members. Two Owners volunteered to be on the committee.

**V. New Business**

***Back Entrance Gate Research*** will be tabled untilZanne Middleton can present her research.

***Storm Drains***

Tim stated Owners need to be conscious that hurricane season is upon us and we have keep our storm drains free of debris. He asked Members present to be conscious of debris blocking storm drains. That it is advised for all Members that live near storm drains clear them of debris during storms if they become clogged.

***Resurfacing the pavement on Hamlets Grove Drive***

Tim read Dan’s report: “In 2023 the Board researched sealing Hamlets Grove Drive to extend the life of the drive prior to resurfacing the drive. Three quotes were attained from Advance Asphalt for $19,645, Hannah Asphalt Services for $26,570 and Anderson Asphalt and Concrete Services for $16,905. All quotes would apply 2 coats of sealant, provide protection for areas that should not be sealed and cleaning prior to sealant. Dan recommended the Board revisit this project for 2026 and acquire updated quotes.” It was agreed to do so.

***New Flags***

Tim described that the US Flags that hang on the poles in our two dog parks, need to be replaced due to wear and Tim made a motion to purchase two new US flags for an amount not to exceed $100. Anna seconded it and approved unanimously.

***Resident Comments and Questions***

Comments continued regarding GCCM, paying assessments to the new management company and general business that was discussed.

**VII. Adjournment**

Tim made a motion to close the meeting, seconded by Anna and meeting was adjourned at 7:09pm.