Hamlets Grove Homeowners Association Board Meeting 7.27.21 Start Time: 7:05

Board Members in Attendance: via Zoom Meeting

* Rick Waid, President rick@richardscottwaid.com
* Denise Leschinski, Vice President captainden@aol.com
* Lucy Ford, Secretary lucyblue1956@aol.com
* Anna Azmi serbi410@yahoo.com
* Eric Taylor eric@realestatesarasota.biz
* Steve Carroll carroll.sg@verizon.net
* Pam McDonald ourbluecat2@comcast.net

Officers in Attendance

* Len Schimberg ldschimberg@gmail.com

**Agenda Items**

* First order of business – Meeting called to order at 7:05
* Motion made and approved to approve Minutes from Last meeting
* **Budget Review by Treasurer** – as of 6/30/21
	+ Motion made to approve budget as of 6/30/21
	+ Receivables Status: 35 outstanding (as of our meeting) - we recently made a change to how the invoices are sent out (now being sent out via email instead of mailing) and we believe that is what is contributing to the extremely unusual high # of outstanding dues. Len will mail a copy to those behind and inform them of the new process. We will also add a note on the bulletin boards and our website.
		- 32 = 1 QTR behind, 3 = 2 QTR behind
		- Process for Late Receivables:
			* First Step – Len sends out statements showing their Past Due Status
			* After 2 QTRs Delinquency – they receive formal letter
	+ Expenditure Status: $4,387 paid to Capital for our new neighborhood signs
	+ Master Association dues – as of the meeting, we have not received the billing for the Master Association dues; however, the monies have been put aside to cover this expense
* **Landscaping**
	+ No updates to provide
* **Fountains/Ponds**
	+ Fountain Behind #4502 HGD – as of the meeting, there were issues with the fountain; however, as of the distribution of the minutes the issue has been resolved. Fountain is up and working properly.
	+ Plastic drain tiles (sand filters) – received a bid from Solitude Lake Management of $22K. Board is in agreement that bid is too high. There was discussion about the proper way to handle the tiles and that perhaps they could be removed.

**Open Action Item:** Anna will contact other companies for bids

* **Neighborhood Security**
	+ Gates and/or Cameras – the current quote for installation of a barrier arm at both entrances is approximately $45K. After a very heated discussion among Board Members, it was decided that we will survey the residents to gauge interest in moving forward with Gates and/or Cameras.

**Closed Action Item –** Lucy drafted an email and email has been sent out to all homeowners that have provided an email address (85). Votes will be tallied which will help us to determine if we move forward with this investment.

Votes were tallied with the majority indicating NO. We will not pursue gates at this time. However, we will look into installation of cameras only.

**Open Action Item** – Rick will look for a previously received email with a quote for cameras

* **New Signs for Neighborhood**
	+ Signs are complete – next step is installation. Thank you to Anna for all her calls, emails and hard work in completing this project for our neighborhood.
	+ Board approved purchase of (2) larger bulletin boards for each entrance. Anna will purchase thru Amazon
* **Homeowner Requests/Complaints**
	+ None as of the meeting
* **Violations**
	+ No reported violations
	+ Board discussed the importance of equal application of all rules
* **Master Association Update**
	+ At this moment, Eric is the Grove’s representative on the Master Association and currently it’s Vice President. In that capacity, Eric reported to Rick and our Board, concerns that the new President is, in his opinion, by passing the Master Board on important decisions.
	+ Master Association is not holding regular monthly meetings. Much of the agenda is being handled via email. The President is working on a 3-Year plan and sent an email out to Rick requesting bulleted items of importance for The Grove. Eric expressed that while he is not opposed to a three-year program for the Master Association, it is his opinion that the President is not working on, nor seems concerned about current areas of work that needs to be addressed, i.e., the poor condition of the Hamlets Boulevard roadway.

**Open Action Item** – all board members will consider items of importance and report to Rick at next meeting.

**Open Action Item –** Rick to request a copy of the contract from the Management Company that has been hired to provide services for the HOA.

* + A concern was expressed that the President of the Master Association may be acting unilaterally on matters. This could result in a fiduciary matter to The Groves if decisions are being made without Board approval. Eric stated that the expenditure of approximately $900.00 on recreating a new well to help with filling our two ponds at our west entrance did not receive Board approval even though it was not part of their Landscape budget. We will monitor future expenditures to ensure all items that require Board approval receive it.
* **New Business**
	+ Reminder Signs for our monthly HOA meetings – Eric designed, with board approval, had them produced, then distributed them to Pam and Dennie. Pam and Dennie have agreed to place the signs at each entrance 3 days prior to each Board meeting. (Eric will take care of this the month of August as Dennie will not be in town.)
	+ ARB

**Open Action Item –** Steve offered to put a process in place for handling ARB Requests

Meeting Adjourned at 8:15 pm.

Next Board Meeting: Tuesday, August 17th 7:00 PM EST (Board determined this will be via Zoom)