**Minutes from the April 30th Special Meeting of The Grove Association Board**

The Meeting was called to order at 11:15am on Sunday, April 30, 2023.

In attendance: Rick Waid, Leonard Schimberg, Stephen Carroll, Dan LaMorte

The meeting was called to discuss the finding of the Becker & Poliakoff law firm of the Association’s Declaration of Restrictions, Limitations, Conditions and
Agreement (“Declaration”), which they had searched the records to discover that our Declaration had expired on December 18, 2016. The Declaration had a lifespan of 30 years and needed to be recorded prior to its expiration date. The Association could have recorded a Notice of Preservation in the public records (a simple procedure) prior to 12/19/16, which would have preserved the Declaration for another 30 years.

The Firm has outlined for the Board of Directors a remedy that includes a timeline for communication and acceptance by a majority of the residents. There was brief discussion of the terms that will be included as addendum to these minutes for future reference. Rick mentioned that now would be good time to include any additions that the Board feels should be included in the revised Declaration and Deed Restrictions. Discussion followed with additional revisions:

* Allowing in person and “zoom" meetings for general and annual meetings
* Allowing email as a form of notice to residents
* Requiring an increase to 12 months of ownership before a new owner may rent their home
* Incorporating our new flag rule that we sent to you earlier for review
* Prohibiting fences or ancillary buildings in the back yards of homes that back up to the ponds
* Requiring a three foot buffer for landscaping around all pond borders
* Requiring all residents to provide email and mobile numbers to the HOA.

Rick would provide a full list of all of our discussion to the Law Firm Dan moved to retain the Becker & Poliakoff law firm to take on the Rejuvenation of the lapsed Declaration. Stephen seconded and the vote was unanimous.

The Firm needs to be an organizing committee consisting of at least three (3) Association homeowners. The organizing committee will initiate the process to revive the extinguished Governing Documents. The committee is: Rick Waid, President, Dan LaMorte, Secretary and Leonard Schimberg, Treasurer. Rick will inform Becker & Poliakoff Firm immediately.

A discussion followed regarding the labor costs associated with the Healthy Pond Collaborative grant we received. The Board agreed to move forward on the maintenance contracts with Aquagenix and that I signed them to start the pond renovations.

The meeting was called at: 11:50am on Sunday, April 30, 2023