**The Grove Meeting Minutes for January 16, 2024**

**Call to order**

The meeting was called to order at **7:03pm** on Tuesday, January 16, 2024 and in attendance were Board Members: Stephen Carroll, Carol Barleycorn, Dan LaMorte, Muslima Lewis and Rick Waid as well as Secretary, Len Schimberg and committee members Tom Benoit, Anne Schimberg and Brenda Stokes and several residents. A quorum was confirmed and the meeting commenced.

**Approval of December Minutes**

Rick asked if the Board had reviewed the minutes and if there were any changes that were needed.  There were no additions or changes.Carol moved to approve the minutes, Stephenseconded and the minutes were approved with unanimously.

**Finance Report**

Rick called for the financial report.  Rick called for the financial report.   Len stated:  The balance in our operating checking account as of December 31, 2023, is $40,911.09. Once again, this includes our former 1st Horizon CD ($30921.34). In addition, we have Investment Accounts of $120,038.00 for a grand total of $160949.03. Our receivables are $5,004.79 which represents a total of 8 residents that are behind. 3 (1Qrt),4 (2 Quarters) and 1 in foreclosure. All have been addressed and should be currently in process for their payment(s). Our grounds Maintenance expenses for the entire year (2023) represented 22.5% of Income and 21.0% of expenses and our administrative expenses represented 68% of income and 63.4% of expenses We recently had tree trimming services (Mr. Heyman) provided and have paid Mr. Heyman $1550.00.  Finally, as an update to expenses subsequent to 12-31-2023, we have paid our reserve obligation along with our 1st Quarter Master assoc. dues in the amount of $5586.00.

Carol asked if invoice notice went out to residents for delinquent dues.  Len stated that 14 Residents have been issued late fees.  Muslima moved to approve the monthly Financials, Stephen seconded and it was passed unanimously.

**Old Business**

**ARB Report – Steve**

Steve reported that there had been no additional requests for the ARB Committee to review.

**Board Retreat**

Rick called for a discussion of the upcoming Board Retreat.  The schedule for the retreat was reviewed with the first session from 9:30-12:30pm.  Carol mentioned she had a conflict that would prevent her from returned to the 2nd session at 2:15pm.  It was decided to change the first session from 9:30-12:45 and lunch would break from 12:45-2:15 and then the second session would be from 2:15-4:45pm on Sunday, January 21st.

Tom stated that he would join the Retreat for the session that included the Maintenance Committee report.  It was agreed to have this session in the 2nd part of the Retreat.

Discussion commenced on the agenda for the meeting.  Dan mentioned if the Board had reviewed the information he had sent out on agenda topics.  He continued to say that three important topics should be:  standing Committees,

our yearly audit and required mailings.  He also mentioned that it would be helpful to review the restrictions and bylaws together. Muslima stated that the Board should spend a part of the retreat going over the annual requirements and also look at our rules, annual meeting and budget requirements and Committee structures. Muslima also suggested that Steve could lead could lead Rules Section.  Steve agreed.  There was further discussion on topics that should be addressed at the Retreat. Dan agreed to prepare an agenda for review of the board and send it out by Friday or at the latest on Saturday.  The Board then could review and add any changes or additions.

**Maintenance Committee-Tom**

Rick called for the Maintenance Committee report. Tom reported that ten violations have been presented to Residents and 3 have been referred to the Board.  And now only one is outstanding which is 4656 that has consistently not complied which are: 1.) Masking their commercial vehicles; 2.) Parking on lawn has still continued.  Muslima believed that they make an effort to cover the vehicle and we have to be mindful of their lively hood.  Tom commented that they are parking on the street during the day is perfectly acceptable.  Steve has issues with the ladder on the vehicle. And finally the third violation is:  3.) Condition of the home, there is mold issue.

There was another discussion about a Resident that has recreational equipment on their lawn. Tom agreed to send them another notice and remind them to comply.  Tom talked about street parking and looking for a compromise.  Suggesting that parking on the street could be an option. There was discussion with opposing views.

Muslima asked if Tom needed the Board to do anything and he asked for the Board to take action on 4656.  Muslima moved to send a violation to 4656 for $25 based on the fact that’s consistent with our practice with other parking violations. Rick asked is there was documentation and Tom confirmed there was.   Dan seconded the motion and it was passed unanimously.  Discussion continued on whether to include the commercial vehicle as well.  It was decided that Rick will send a letter to 4565.

Dan reported to the Board about Silt Fence. He had received two emails after contacting one of the representatives by phone.  He also mentioned that both emails were general and referred two different sources to contact. He stated that the county used to mow the lawn and that the representative stated that it was not the responsibility of the HOA to maintain.  This led to a discussion and it was confirmed by Steve that the County stopped mowing and The Grove took it on in order to keep the property up to a standard.

Muslima volunteered to make phone calls pursuing the County for more information. A resident asked what about the integrity of the fence. She stated that weeds were sprouting and vegetation that is taking a toll on the fence.  There was discussion.

**TruScapes/Tree Trimming**

This was tabled due to the meeting being called at 8:30pm.

**Ponds – Rick**

This was tabled due to the meeting being called at 8:30pm.

**New Business**

Dan requested to be heard about a few topics that need to be addressed.  Dan stated it is important that the Board finalize the quote from the Resurfacing Company, which was agreed upon by The Board when approving the budget.   The quote needs be signed and returned to the company in order to lock in the price and a date should be set up for planning.

Dan mentioned that he will solicit three quotes for the Healthy Pond Collaboration grant from three separate aquatic April/May.

**Adjournment**

Rick asked if there was any crucial additional business to discuss.  There was none.  Carol moved to adjourn and Muslima seconded and it was approved unanimously.  The meeting was adjourned at 8:35pm.