**The Grove Meeting Minutes for December 19, 2023**

**Call to order**

The meeting was called to order at 7:01pm on Tuesday, December 19, 2023. In attendance were Board Members: Dan LaMorte, Stephen Carroll, Muslima Lewis and Rick Waid, Secretary, Len Schimberg committee members Tom Benoit, Anne Schimberg and Brenda Stokes and several residents. Carol Barleycorn entered the meeting later. A quorum was confirmed and the meeting commenced.

**Approval of November 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. Steve moved to approve the minutes, Muslimaseconded and the minutes were approved unanimously.

**Finance Report**

Rick called for the financial report.   The balance in our operating checking account as of November 30, 2023, is $32502.74. This balance includes the deposit of the former 1st Horizon CD in the amount of $30921.34. In addition, we have investment accounts including interest income of $2050.84 for $120037.94 for a grand total of $152,540.68. Our receivables total $5,293.29 which represents a total of 5 residents current and 1 resident in foreclosure and 1 resident 4 Quarters behind. All have received hard copies of their statements as of this report for further collection process. Our ground maintenance expenses which represents 20.6% of income and includes  fountain maintenance of $1699.20 paid to Aquagenix and $950.00 for tree trimming paid to Paul Heyman this period. Administrative expenses represent 67.3% of income including printing of Revitailization packets of $1634.16 and Postage of 339.17 for mailings. We currently have a proposal for Tree trimming at our entrance from Mr. Heyman for $1550.00 (which is included in our proposed Budget for 2024).

Rick called for a motion to approve the financial report.  Muslima moved to approve and it was seconded by Tom and approved unanimously.

Rick called for the 2024 Budget discussion to approve a new budget.  Len mentioned that he has sent out two budgets for our review, one that will increase the monthly assessment to $250 and the other leaves it as it currently is.  Muslima felt that with the increased fees for landscaping that it is a reasonable raise. And, Rick agreed with the raise in the increased yearly assessment to help support the additional expenses that our proposed in the 2024 budget.  Muslima brought up that she voted not to approve the landscape vendor due to the doubled costs  from our previous landscaper. Muslima encouraged that we should closely monitor TruScapes when they assume the job in January.  And that if we are not pleased with their performance we should take action to replace them.

Rick called for a motion to propose the increased budget and Steve moved and Muslima seconded and it was approved unanimously.

**Old Business**

**Rejuvenation Process**

Rick reported that the Rejuvenation Process had received a majority of votes in favor of the process and that the final paperwork is with the law firm to be completed and filed.

**ARB Report** – Steve

Steve reported that the ARB committee approved a Residents painting of the house and that Brenda requested additional information on the trim color, but at this time had not heard back from the resident.

**Tree Trimming**

Tree Trimming for the front entrance will occur on January 3rd.  Dan asked the opinion of the Board regarding having the trimmings made into wood chips to be distributed at the front entrance.  A discussion occurred and it was decided to phone Truscapes to get their point of view.  It was agreed that once we have the information from TruScapes, Dan will send out an email for the Board to approve or disapprove laying wood chips down on one side of the front entrance side on the opposite side of Anna’s home.

**Board Retreat**

Board Retreat is now set  for Sunday, January 21st 9:30-12:30pm lunch one hour and 1:20-4:30pm Retreat Agenda will be be finalized at the January meeting.

**Bulletin Board**

Muslima reported that Bulletin Boards will be worked on this week and he will be building a minimal overhang for both boards.  The agreed amount of $50 for the services will be paid once the job is completed.

**Violations Committee**

Tom reported that 9 violations have been reported and 7 of them have made strides to handle the violations.  Biggest problem we have in The Grove is parking on lawns. At this point Tom asked the Board to take action to deal with the outstanding violations that have not complied since receiving a violation.  Tom recommends that a penalty should be issued.  Steve stated that they should be given an opportunity to be heard.   The Board will need to send a letter asking them to comply with the recommended changes within a limited time, giving the Resident time to respond before issuing a penalty to the Resident for their violation.

Steve made the motion for a letter to be sent with a $25.00 fine and the option for the resident(s) to be heard. Dan 2nd and it was passed unanimously. Rick volunteered to draft the letter to the Resident and he will send this out to the board for review before sending it out.

A lengthy discussion continued about the parking issues and limiting parking to driveways and street space that include: concrete, asphalt and pavers.  There was also a discussion about the other pending violations, other than those relating to parking.

Tom reminded the Board about the Violations committee database.  Carol joined the meeting and asked if the Board would like access and it was agreed access would be great.  The discussion continued about the parking situation.

**V. New Business**

**Back and Side Fence landscaping**

Dan requested information on the property lines of The Grove and the ‘Silt Fence’, which included the short fence on Murray Street and the fence that borders on 49th street. Tom spoke up that it is a Silt fence that was put up by a private citizen and was not approved by the County.  The discussion continued on what should happen with the Silt Fence, the bamboo that is growing on the 49th street side and the weeds growing behind the Silt Fence.  Carol made the motion to remove the Silt Fence, Steve seconded and it was approved unanimously.

**Standing Committees of the Board**

Dan recommended that we review the standing committees stated in the Bylaws and they are: The Nominating Committee, The Maintenance Committee and ARB Committee.  Dan stated that the Maintenance Committee is already active as the Violations Committee, but will need to change their name. The ARB Committee is active, but the Nominating Committee does not exist.  Discussion continued about the Nominating Committee Muslima recommended that at the Board Retreat we should review the standing committees.  Rick agreed that we need to have this on the agenda for the Board retreat.

**Additional New Business**

Carol was looking at the expenses for the ponds and why she is paying for the ponds when she does not have access.  Rick stated that the ponds are retention ponds and we are required to have them.

**VI. Adjournment**

Rick called for a motion to adjourn.   Steve moved to adjourn the meeting and it was 2nd by Muslima and it was approved unanimously. The meeting adjourned at 08:50pm.