**The Grove at Beekman Place Association, Inc**

**April 15, 2025 Board Meeting Minutes**

1. The meeting was called to order by Dan LaMorte at 6:00 pm.

2. A quorum of the Board was present – Anna Azmi, Tim Mehaffey, Dan LaMorte.

Bill Ashby, Association Manager, was also present.

3.The meeting notice was posted in accordance with the Statutory requirements.

4. A motion by Tim Mehaffey to approve the 3/25/2025 minutes, second by Anna Azmi, motion carries.

5. Financial Report provided by Tim Mehaffey as prepared by Leonard Schimberg.

Financial Statement as of 3/31/25

Checking account balance: $11,152.29

Receipts during the period: $2349.62

Total available in checking acct: $13,501.91

Operating expense paid: $-4999.80

Transfer to Reserve Acct: $0.00

Balance of checking as of: 3/31/25: $8502.11

Reserve Checking Account: $2546.77

We have seven CD.s totaling: $181,978

Total all accounts: $190,480.69

Prepaid HOA Dues: $2,351.32\* (including small over payments)

Outstanding Accounts Receivable (HOA Dues): $ 4,331.93

After a brief discussion, a motion by Anna Azmi to approve the March Financials, second by Tim Mehaffey, motion carries. Tim Mehaffey thanked Len for his 19 years of service to the Board.

6. Old Business

a. ARB Committee – The Board agreed to move Ana Azmi from the Maintenance committee to the ARB Committee. Violation notices were sent after the recent inspection. The next inspection is in May. Ms. Connie Trottier volunteered to join the ARB Committee. The Committee members are: Anna Azmi, Connie Trottier and Brenda Stokes. The committee noted several improvements completed without approval from ARB committee and Board.

b. Maintenance Committee – Tim Mehaffey provided an update on the surveillance upgrade. He noted that the new modems were installed but were still not working. Dan provided an update on the front entrance. After a brief discussion regarding the need for improvements of the front entrance irrigation system, a motion by Dan LaMorte to approve the irrigation quote of $1,245.87, seconded by Anna Azmi, motion carries. The remaining balance in the plants budget was noted. Dan LaMorte announced that the front entrance sign was painted. Tim Mehaffey reported on the tree trimming quotes for the 6 oaks at the front entrance and announced that the Paul Heyman Tree service was awarded the contract and is scheduled to begin the Oaks trimming 4/22/2025.

c. Dan gave a brief update Management Company transition - GCCM was introduced, and the transition was discussed.

d. 4565 Foreclosure – Dan LaMorte provided an update on the abandoned home. The rental management company has paid recent invoices, but the assessments remain unpaid. Discussion occurred regarding consulting the law firm, Wells, Olah and Cochran. Wells advised to revise and amend certain sections of our Articles to make them specific. The work that Wells, Olah and Cochran have suggested will be put on hold. Becker and Poliakoff who performed the rejuvenation of our Articles of Incorporation after they had lapsed were consulted. Becker and Poliakoff have provided a new retainer contract. A brief discussion occurred and GCCM volunteered to contact Kevin Edwards at Becker to request confirmation on the validity of The Grove’s Articles.

7. New Business

a. The rules/regulations discussion was tabled.

b. The future volunteerism discussion was tabled.

c. The Board acknowledged the resignation of Steve Carroll and thanked his for his service.

8. Homeowner Comments

a. Several owners asked questions about tree trimming, 4565 issue, violation notices, law firm change. A master board member thanked the Board for appointing Chris to serve on the Master Board.

9. A motion by Tim Mehaffey to adjourn, second by Anna Azmi, meeting adjourned at 6:35pm.