

February 18, 2025 - Board Meeting Minutes

I. Quorum

Dan LaMorte called the meeting to order at 6:00pm and also in attendance were: Anna Azmi, Stephen Carroll and Tim Mehaffey. A quorum was established and the meeting commenced.

II. Minutes Review

Dan asked if the Board had reviewed the minutes from the January Board Meeting and if there were any concerns or questions. There were none. He asked for a motion to approve the minutes from January. Tim made a motion to approve, seconded by Steve and approved unanimously.

Dan called for the Financial Report.

III. Financial Review

Tim reported that there was \$2,197.44 in our checking account and 5 open CD's totaling \$188,314.27 in our investment accounts for a total in checking and investments of \$190,511.71 for the month of January. Normal operating expenses for the month were: \$2,249.59; however, we had two large additional Expenses for the month. Fencing repairs due to hurricane Milton \$3,550.00, and Tree maintenance and removal \$3,915.00. Outstanding Accounts Receivables are \$9,002.37; mainly due to past due HOA Quarterly dues. Current Board Management changed signatory authorization from the old board management to the new board. Currently we have two checking accounts (primary and reserve) these accounts will be transitioned to Gulf Coast Management and their bank in mid- March. We also changed the signatory authorization on 5 CD's to the current management and opened an additional CD for 7 months for an additional \$30,000. Dan called for approval of the Financial Report. Anna moved to approve the financial report, seconded by Steve and approved unanimously.

IV. Gulf Coast Association Management Transition

Email Authorization, Resident Information Form

Dan reported that on February 6th a notice was emailed or mailed to all residents informing them that in order to save on additional fees from Gulf Coast Management for mailings, an 'Email authorization Form would need to be signed verifying this as their primary source for all official notices. We will be turning this over to Gulf Coast at the end of the month when they will begin the transition. Fees will begin during this period for all members who have not opted to receive official notices through email. The Board will send out via snail mail one last opportunity for members to comply before Gulf Coast begins. A Resident Information form was also sent to provide confirmation to Gulf Coast of details of their primary residence, contact information and verification their commitment to the Articles of Incorporation, Rules and Regulations and By-Laws for The Grove at Beekman Place.

Association Banking Transition

Gulf Coast Community Management is moving the Grove Association's bank accounts to SouthState Bank. The new lockbox address for payments and a statement will be sent to all Residents next month. Lockbox Service for Paying by Check with an attached coupon; Automatic Debit (ACH) Withdrawal Program as well as credit card payments will be accepted with additional fee costs. Gulf Coast Community Management will make every effort to ensure a smooth, seamless transition.

IV. Old Business ARB Committee

Steve reported that there were 5 requests, 3 were approved and two were not. The two disapproved did not follow the restrictions of the ARB.

Maintenance Committee Reports

Oak Trees at the Front Entrance

Dan reported that the Board is still discussing the options on what to do with the Oak trees at the front entrance. We are still exploring what will be the best solution and hope to have a decision on this by the Annual Meeting on March 25th. He mentioned that the Board is favoring trimming the Oak trees versus removal, but have not settled on the company that will carry out the work.

Front Entrance Landscaping-Anna

Anna reported that two residents have volunteered to serve on a committee to improve the landscaping of the front entrance, Jim King and Connie Trotter, who will work on a plan for new landscaping at the front entrance. They met with the Board on February 8th to discuss the area we are looking to improve. Jim and Connie are working on a plan to present to the board in early March.

Surveillance Cameras

Tim reported that after researching, we were able to get the original vendor's invoice through accounting. He placed a call with American Wireless Alarm and spoke with the installers. He scheduled a service call with them in order to get passwords and to inspect the cameras. We were informed that after their installation, the system was never brought online. Passwords were never set up. 49th Street Cameras have been checked and are functioning correctly, however the modem is offline.

Upon calling Frontier Cable, he discovered the account for the modem had not been paid since July of last year! We have an unpaid balance of \$489.89 of which \$414.68 is past due. Our accountant could not explain why we are past due and never questioned why we quit receiving bills. The front entrance cameras are a different story. There appears to be quite a bit of damage due to a lightning strike. It was suggested by American Wireless Alarm to save money that we could swap out components from the 49th Street system to try to bring the front entrance online. Presently, we are looking at a significant expense to fix the system. Also note: there was never a modem installed for the front entrance system so we would not be able to monitor the front entrance remotely.

American Wireless also suggested that we could do a service contract with them at least semi-annually to make sure everything is functioning correctly. They quoted me \$144.00 per visit. We were billed \$144.00 for the troubleshooting visit.

Tim made a motion to approve getting the camera's at the 49th street up and running, second by Anna, and approved unanimously. Tim will also get a quote for the repairs of the front entrance and costs for getting this system online as well.

Nominating Committee

Suzanne reported that the Nominating Committee met on Saturday, February 15th. She reported that the process of recruitment of volunteers to serve on committee's and possible Board Candidates to be on the ballot for the Annual Meeting has been difficult. Conversations have occurred, but there have been no additional volunteers that have stepped forward. It was decided that the Committee will put its' focus toward finding a replacement director to sit on the BPA Board representing The Grove. This is an

important and necessary position that serves the community and reports to the Board of Directors information that will impact all residents. The Committee will continue to search for volunteers for committee's and possible board candidates. Stephen Carroll who currently serves on the Board is interested in another term and is up for election for at the Annual meeting. We do have a short worksheet for those who have an interest in the Board or Committee. You can fill out the form and list your strengths and interests in areas to approve your community.

Dan added that the Nominating Committee is newly formed and will require dedication, consistency and support from all members of the Association. We hope to have a social event in the spring of this year that will bring all members together with the hope to promote community development.

2024 Audit Report

Anna reported that the 2024 audit is in process as instructed by Article IX OFFICERS in section D which details information on the Treasurer or his appointed agent it states: "...an annual review will be made of the financial records of the Association by a committee of three homeowners selected by the Board of Directors. This committee will review the financial record and prepare a report by April 1st of the year the report was completed." She stated that reviews of our financial records have not been performed in years and yet one was attempted last year but was not completed. The committee who attempted the review strongly suggested a formal audit be made, which did not occur. This year a committee of three volunteers has been formed and they are: Tara Tahmosh, Christina Mehaffey and Brenda Stokes. They are halfway through the process and their work will be completed in time to be reported at the Annual meeting in March.

V. New Business

Revised Article XXV Amendment for Vote

Dan stated that the Board will be sending out a revision to Article XXV paragraph 1, Rental and Leasing amending the amount of time a new owner has to occupy their home before leasing for rent. This Article was amended in 2008 and at that time, 6 months was the allotted time and the revision that will be voted on is 2 years. This will be in the Annual meeting packet that will be emailed or snail mailed at the beginning of March.

Proof of Residency

Dan reported that we have researched and made a list of Owner/Residents that are not homesteaded here in Florida that we need to verify as real Residents who have a second home or that are using the property to lease to renters. We are obligated to provide transparency to our new Management Company and there are many Residents that are in question. The Resident Information Form, when completed by all Residents will help with this verification.

Rental Leases from Owners

Dan reported that recently 'Demand Letters' were sent out to all Owners who rent requesting compliance with Article XXV, paragraph 1 Rental and Leasing (b) that states: 'Residences may be leased or rented only in their entirety as a single family home. All leases or rental contracts shall be in writing, be submitted to and receive prior approval by the Board of Directors of the Association, and conform to Article IV of this document. The minimum lease or rental term shall be twelve (12) months. Additional twelve (12) months leases or rental contracts may be granted with the prior approval of the Board of Directors of the Association.' These letters were mailed last week and we hope to have reconciled all open leases with Owners by February 28th. If these owners do not comply

they will receive a violation and be fined \$100 daily until they provided their leases for approval.

Spring Neighborhood Cleanup

Dan stated that we are looking for a date to have a Spring Neighborhood Cleanup that will be followed by a Neighborhood party. We're thinking early April and definitely a weekend. How do we feel about Saturday, April 5th? We would like enough time to promote and organize this event and party. Discussion continued about the best day for this event and it was decided that Saturday April 5th would be the combined 'Clean up' and Neighborhood party. Dan asked if there was anyone present interested in being on this Committee to plan and organize? No one volunteered

Past Due Assessments

Dan reported the Board will be turning over Past Due Accounts that are two or more quarters in arrears to our lawyer to follow the process as stated in our Articles of Incorporation, which could include placing a lien property or properties that have not paid their assessments.

VI. Resident Comments

Dan asked for any additional comments from present residents. There were none.

VII. Adjournment

Dan asked for a motion to adjourn, Anna moved to adjourn, Tim seconded and the meeting closed at 7:26 unanimously.