

THE GROVE HOA BOARD MEETING MINUTES

FEBRUARY 5, 2018 AT 7 p.m.

Board of Directors:

- **Present:** President Kevin Watler, Treasurer Cyndi Wolfe, Member at Large Wendy Gouge
- **Absent:** Vice President Josue Sanchez, Secretary Cindy Selvidge

1. **Call to Order:** 7:02 p.m.

2. **Open Forum:** Norma Traas asked for update on Irma repairs. President explained it's on the agenda and will be discussed later.

3. **Approval of Minutes:** One date correction under new business. Should state 2/5/2018 and not 1/5/2018.

4. Reports

a. **Treasurer's Report:** Presented by Treasurer and approved as presented.

- i. Review delinquent owners

b. Committee Reports

- i. **Architectural Committee:** Debbie Boyens highlighted concerns board asked committee to review. Item deferred to reassess.

- ii. **Grievance Committee:** None to hear

c. **Violation Report:** Violation issued to unit 86. Owner stated residents will be moving out.

5. Unfinished Business

● Termite fumigation

- i. **March 2018:** Date selected - Monday, March 26, 2018. It begins Monday morning and no one (or pet) can enter the unit until after 5 p.m. Wednesday, March 28, 2018. The owner is responsible for all costs associated with the temporary displacement. Prior to fumigation, pest control experts will meet with owners/residents to go over how to prepare their home. Several steps are required before to ensure safety and security. More information will be given to units affected. Units affected are: Building 4 (units 11-16), Building 20 (units 39-44), Building 23 (units 33-38) and Building 24 (units 25-28). The HOA is assisting homeowners by covering 20% of the fumigation cost for each building. Each owner of units being fumigated will receive an invoice between \$425 to \$575. This can be paid in full or monthly. The balance must be paid within 12 months.

● Roof

- i. **Re-roof:** Dowell Roofing is closing down so Tom Smith is assisting with finding a new company he recommends. The HOA should be receiving quotes in the near future. The HOA identified the next three buildings that will be re-roofed. The next three buildings/units getting a new roof (in order) are: Building 15 (units 73-76), Building 23 (units 33-38) and Building 25 (units 21-24).

- ii. **Roof repairs:** Units 24 and 69 have leaks. Tom Smith will repair the leaks. Unit 99 was recently repaired by Dowell Roofing.

● **Building/Sidewalk washing:** On hold due to prioritizing maintenance needs.

● **Lights around the community:** Electrician has repaired some, but conduit is compromised and issues remain. Will fully address after major maintenance projects are completed. One of the City's lights near Unit 54 is out again and needs to be reported to the City.

● **CCTV:** Received an update from loss adjuster on February 5, 2018. Now security company needs to provide information to process claim. Unknown if it will be approved or denied.

● **Repainting parking space numbers:** Community cleanup day to be scheduled.

● **Speed hump:** Residents at meeting said drivers barreling through the entry/exit

intersection have reduced, but still think a speed hump should be installed.

- **Lake erosion:** Haven't received an official quote so will ask the company for an update. This is important but not urgent.
- **Irma repairs**
 - i. **Review quote:** Quote reviewed and approved. CS&S Construction will carry out the remaining building repairs due to Hurricane Irma.

6. **New Business**

- a. **Violation fines:** Four proposals were reviewed and the one selected is: All violations (no matter what type) will receive the same penalty. First offense is \$25 per day per incident. Second offense is \$50 per day per incident. Third (or more) offense is \$100 per day per incident. If repair, removal or cleanup is required, the Board will correct the violation and all costs will also be billed to the owner.

7. **Next meeting:** March 5, 2018

8. **Adjourn:** 7:48 p.m.