

THE GROVE HOA BOARD MEETING AGENDA

August 3, 2020 AT 7 p.m.

1. Call to Order - **Kevin Watler, president**
 - a. Roll call
 - i. **Cyndi Wolfe, treasurer; Cindy Cole, Secretary; Sara Sigman, member at large**
2. Open Forum
 - a. Speakers who would like to address the Board of Directors have 3 minutes to make a statement. Only those who sign up prior to the meeting will be allowed to speak during this time. To sign up, the speaker must send an email to HOA@grovehomeowners.com by 5 p.m. the day of the meeting. A director or manager may briefly respond to statements made or questions posed. Speakers must observe rules of decorum and not engage in other disruptive behavior. The time guidelines ensure that others will have an opportunity to speak. Speakers may not allot their time to others. All persons must also follow the meeting rules listed at the bottom of this agenda.
 - i. Alex Castro (owner Unit 49) inquired regarding scheduled roof inspections-on schedule; the possibility of new rules for the HOA/community-a special meeting to be scheduled to discuss existing rules and possible additions; and gutters-will be addressed at special meeting as well.
3. Reports-**Kevin Watler, president**
 - a. Violations – Eight units sent violations by Garrison Property Management.
 - b. New residents/owners
 - i. Residents- #40
 - ii. Owners – none
 - iii. Amenity access fobs – 3 (#’s 21, 56, 66), 2 pending (#’s 20, 51) \$375.00 collected total this fiscal year.
 - c. Financial report (July) – too early, will be handled by Garrison Property Management.
4. Maintenance
 - a. Lawn service – **Kevin Watler, president**-Garrison Lawns starts 8/15
 - b. Fitness Center – **Sara Sigman, member at large** – working on lighting and a/c replacement in gym.
 - c. Clubhouse – **Sara Sigman, member at large** – currently changing double doors that lead to the pool.
 - d. Electrical Upgrades-**Cyndi Wolfe, treasurer** – 4th building on hold due to repeated weather delays. Exterior electrical panel at the clubhouse needs replacing.
 - e. Pool inspection – **Kevin Watler, president**-both pools passed FDOH inspection. They noted that the small pool bathroom needs cleaning weekly and large pool safety rope needs replacing.
 - f. Security System-**Kevin Watler, president**-two cameras and a modem down from a power surge
5. Other Business
 - a. Board of Directors Discussion
 - i. Master Insurance-**Kevin Watler, president**
 1. Satellite dishes-insurance requiring removal of unauthorized satellite dishes.
 2. Soffit repairs-some soffits in need of repair.
 3. Electrical inspections-master panels changed, no aluminum wiring allowed in our community.
 - ii. Owner Dispute-**Kevin Watler, president**-Dispute between two units

MEETING RULES: Owners/residents may address issues during the open forum portion of the meeting. If attendees become disruptive, they may be expelled from the meeting.

regarding a leak-neither unit claims responsibility, attorney involved for advisement. Next step is leak detection.

- iii. Parking near clubhouse/boat/dumpsters-**Kevin Watler, president**-keep fence parking and dumpster parking open. No parking signs and no pets sign for children's play area needed.
- iv. **Sara Sigman, member at large** suggested a full-time maintenance person-to be reviewed for 2021 budget.

6. Adjournment

- a. Next HOA Board meeting **Tuesday, September 8, 2020** at 7 p.m.
- b. Meeting adjourned at 7:37p.m.