

MINUTES
Lake Grove Home Owner's Association
Board of Director's Meeting
Friday, August 25, 2006

The Board of Directors of the Lake Grove Home Owner's Association (LGHOA) met on Friday, August 25, 2006. In attendance were John Hudock, President; Ginny Kiley, Treasurer and Jeanne Dunn, Secretary.

The meeting was called to order at 12:15 p.m. The June minutes were approved as submitted.

Mr. Hudock mentioned that the swale committee met last week, including Mr. Lessin and Mr. Young.

Mrs. Kiley gave the **Treasurer's Report**, a copy of which is attached and made a permanent part of the minutes. It was noted that emergency repairs have put LGHOA over budget by approximately \$5,000. The Board decided to use funds from the reserves to cover these necessary costs. The costs include 1) the removal of nine dead and dangerous palm trees from last year's hurricanes, 2) the replacement of the water sprinkler motor and some of the sprinkler heads and replacement of the piping that was destroyed by the Robys Way sidewalk, 3) the cut out of grass in front of drains to improve water drainage and reduce the destruction of the road, 4) the repair of damaged entrance lights and damaged wiring for the telephone operation of the gate. It was noted that Bruce Cameron is working on fixing the lights in an effort to reduce costs. It was further noted that the damage was again cost by vandalism from unsupervised children. Finally, Mrs. Kiley mentioned that the West Ditch needs to be mowed and should be in the next few weeks. She also stated that to date, LGHOA has collected over \$40,000 in special assessments for the paving costs.

Mr. Hudock gave the **Maintenance Report**:

1) Gazebo: Mr. Hudock credited the hard work of neighbors Gary Fischer and Bruce Cameron for the outstanding job they did with the gazebo. The two put in concrete steps on either side of the gazebo for easy access. Mr. Cameron repaired the broken spindles. Mr. Fischer power washed the deck and put the sealant on it. The two worked to place the cupola back on top. Mr. Hudock also mentioned that Walter DeVault provided hoses and water for the concrete. Finally, Alex & Mario put in landscaping around the gazebo.

2) Entrance Gate: Mr. Hudock recognized the following neighbors for their work with the front gate: Gail and Bruce Cameron and Lorraine Levulis, who painted the pillars and the sign. He asked Mrs. Dunn to be sure that all of these people receive thank you notes from the Association.

It was noted that the issue of whether to permanently close the gate has yet to be decided. The Board will present this issue to the entire Association at the annual meeting in November.

3) Dock: The dock needs to be power washed and sealed. Volunteers are being solicited to help with this project.

4) Road and swale: Mr. Hudock received a revised proposal from Pav Co. They expressed concern over a potential water table problem under the road on the west side of Lake Grove (water table too high). They recommended an additional ½ inch pavement in that area (for a total of 1 ½ inches) at an additional cost of nearly \$5,000. This issue will be addressed at the annual meeting.

Mr. Hudock presented the Board with photos he had taken of areas where rain collects in and near Lake Grove. The Road & Swale committee also completed a survey of each home, designating whether the individual home needs to be trenched or has an adequate swale. Approximately 15 properties need to be either totally or at least partially trenched. Mr. Hudock drafted a letter to go out to individual homeowners stating what action needs to take place with their home.

Mr. Hudock noted several concerns. The first is that many culverts are blocked through the build up of dirt, weeds, etc. These will need to be dug and cleaned out by Alex & Mario. The second concern is that several homes in Lake Grove have a serious problem of bubbling up in and under their driveways. The Board agreed to send out personalized letters asking these homeowners to take care of the bubbling. In addition, he noted that two neighbors will need to be notified of the problems with their backyard swale. Again, they will receive a personalized version of this letter.

5) Light Posts: Mr. Hudock will contact the neighbor about her concern with light posts to verify whether it is a concern about the front entrance light posts, or those placed around the road.

6) Mailbox lights: Mr. Hudock will speak with Mr. Young about putting up little notices on the mailboxes of those homeowners whose lights are out.

Compliance Report:

Mr. Hudock distributed the most recent compliance sheet. Each situation was briefly discussed. The Board decided to hold an email vote as to whether it is time to aggressively fine those individuals who have done nothing all summer about their compliance issues.

New business Report:

Mr. Young has mentioned beginning a neighborhood watch. Mr. Hudock will ask him to brief the Board about this at the September meeting. The September meeting is tentatively scheduled for the 29th, with an alternate date of October 6.