

Minutes
Lake Grove Estates Homeowner's Association
Annual Meeting of the Members
Monday, December 5, 2005
7:00 p.m.

The meeting was called to order at 7:15 p.m. by Rick Stumpf, President. Mr. Stumpf welcomed the group and recognized other board members present, including: John Hudock, Vice president, Ginny Kiley, Treasurer; Jeanne Dunn, Secretary; Rachelle Mulligan and Rose Sercia, Members-At- Large. He thanked the following three members-at-large for their year of service to the Board: Diana Eatman, Andee Finn and Jacki Jackson.

A quorum of 36 homeowners was reached. The sign in sheet is attached and made a permanent part of the record.

Mr. Stumpf began by reviewing the 2005 budget and proposing the 2006 budget, a copy of which is attached as a permanent part of this record.

Mr. Stumpf thanked Mrs. Kiley for the lake maintenance, noting that our lake is in the best shape it has ever been in. He also touched upon street maintenance, noting that the street is crumbling in some areas. He commented on the gate maintenance, noting that we are currently waiting for a welder to come out and repair the gate. The LGHOA is waiting for someone from Ted's Sheds to repair the gazebo as well, as it was not bolted down properly before Hurricane Wilma.

Mr. Stumpf noted that the swales need to be corrected to get the drainage to flow correctly throughout the neighborhood. He mentioned that the Board had hired a consulting firm to give us a report on their recommendations for the neighborhood. We are waiting on a final report from the firm to give us a specific, neighbor-by-neighbor recommendation on how to solve the neighborhood's drainage problems. Mr. Stettin mentioned that the swales in the back of some of the properties may be contributing to the problem.

Mr. Stumpf commented on the history of the West Ditch, updating the homeowners on the history with Orchid Bay, and the agreement that was reached with Orchid Bay this year to maintain the ditch. He added that this agreement resulted in alleviating many of our former drainage problems.

Mr. Stumpf went line by line through the proposed 2006 budget and explained mathematically how the fee of \$220 per quarter per homeowner was reached.

The Board pulled the overage of \$4690 from our savings in order to balance the 2005 budget. The Board's plan is to raise the quarterly assessment from \$200 per quarter to \$220 per quarter. The hurricane assessment is recommended to

be \$126. Mr. Stumpf noted that homeowners may be able to add the \$126 into one's personal insurance claim.

Mr. Stumpf made a motion to pass the budget as presented. Mr. Hudock seconded. The motion passed unanimously.

Mr. Stumpf announced the nominations for new Board positions. He stated that Mr. Hudock is a returning member. He also mentioned that there will be four openings for potential board members. Mrs. Hudock nominated Mrs. Kiley. The motion was seconded and Mrs. Kiley accepted. Mrs. Kiley nominated Chad Cianciulli. The motion was seconded and Mr. Cianciulli accepted. Mr. Hudock nominated Jason Young. Mr. Young accepted. The motion was seconded. Mr. Hudock nominated Jeanne Dunn. The motion was seconded and Mrs. Dunn accepted. Mr. Stumpf asked for a show of hands to accept all nominations. All nominations were accepted.

Mr. Stumpf announced that a committee sign up sheet would be passed around, and encouraged all neighbors to join at least one committee. Many of the committees have a minimal commitment of time, and the more volunteers who join up ensure that these initiatives will indeed take place. The committees available include Architectural Review, Block Party, Decorating, Landscaping/Gazebo, Compliance, RV Storage, Road Drainage, Directory and Lot Selling/Entrance. The sign up sheet is attached and made a permanent part of the minutes.

The remainder of the meeting was devoted to the Open Forum. The following items were discussed:

Linda Pancari mentioned that she would like the landscaping budget to be increased so that the front entrance would look better. Mr. Stumpf suggested that Mrs. Pancari get together with Mrs. Kiley.

Elizabeth Hughes suggested selling the common area next to the tennis court and using the proceeds for redoing the road, increasing the landscape, increasing the LGHOA savings and increasing our maintenance budget. Mr. Stumpf asked for a show of hands as to who would be interested. More than half of those present demonstrated that they would be interested. Mrs. Hughes agreed to follow up with the county to see if this idea is feasible.

Mr. Stumpf brought up the common areas on the opposite side of the lake, by the Berardi's and Price's homes. Mr. Berardi has been maintaining the property at his own expense. He requested that the LGHOA reimburse him for that maintenance. The LGHOA did reimburse him for a period of two years. When the period of time expired in March 2003, Mr. Berardi continued to maintain that property since then and is requesting a reimbursement of \$40 per month since

March 2003. The comment was that the Cianciullis are also maintaining a similar piece of property under a slightly different agreement.

Mrs. Jackson suggested that we find out what it will cost for our current landscapers to maintain the property. Mr. Stumpf suggested that the new Board look into this and find out by the end of this calendar year how much it will cost. Mr. Berardi agreed to attend the first board meeting of the new year to help resolve this and Mrs. Kiley promised to find out what additional cost, if any, would be incurred through our landscaping contract, to maintain the piece of property.

A comment was made regarding how new residents receive the ARC and the LGHOA by-laws. A concern was expressed that new residents sometimes do not receive these important documents. Mr. Stumpf explained that new residents (i.e. buyers) are responsible for receiving these documents as they sign that they have done so at their closings. He added that he did not think it would be an appropriate function of the Board to canvass the neighborhood to ensure that all residents had a copy of the by laws or the ARC.

Disapproval was also made regarding having so many cars in one driveway. A discussion ensued on how to resolve the issue. The particular homeowner referred to has removed all commercial vehicles from their property as a result of vigorous enforcement from the Board, however, there is no wording in the by laws to enforce the number of cars parked on one lot. Mrs. Kiley suggested that any neighbors concerned with this type of situation can contact the Department of Health and request an inquiry as to the number of families living in one residence, as the by laws clearly state that only one family may reside on each lot.

Mr. Levulis asked for information about the landscaping plans. Mrs. Kiley commented on the current progress of Alex and Mario, the landscapers for the common areas of the development. Despite the delays from Hurricane Wilma, the landscapers are completing plans for mulching and putting in flower beds of red and white annuals.

Mrs. Levulis added that she had arranged for Santa Claus to arrive at Lake Grove on a fire truck on Saturday, December 17 at 6:00 p.m. He will be throwing candy canes to children and will be available for pictures.

Mrs. Mulligan brought up the idea of a community garage sale on behalf of a neighbor who could not attend the meeting. Mrs. Dunn commented that either this neighbor or someone who was interested in this project would have to step up and take charge of it. Mr. Stumpf suggested that a group of homeowners could get together on their own and hold a multi family garage sale, but that it would not be an appropriate activity for the Board.

Mrs. Markoya commented on pet clean up and asked that people please clean up after their pets. Despite repeated reminders in the *Lake Grove Gazette*, this remains a point of contention for some.

Mrs. Mulligan commented on metal tin roofs. She asked for a show of hands on how many people would be interested in her investigating changing the by laws to reflect this change. She would need 75% of the homeowners to approve any change to the by laws regarding this. The show of hands indicated that not enough people would be interested in following through on this.

Mr. Kusel asked how much it would cost to repave the roads. Mr. Hudock answered that the bids he has received indicate a range of \$65-\$90K+.

Mrs. Levulis asked about the flooding situation on Robys Way. Mr. Stumpf explained that Lake Grove had been approached by Orchid Bay on the feasibility of maintaining Robys Way privately, separate from Martin County. The Board declined this offer, feeling there was nothing beneficial for Lake Grove to gain.

With all business concluded, the meeting adjourned at 8:55 p.m.