

**MINUTES**  
**Lake Grove Estates Home Owner's Association**  
**Board of Directors Meeting**  
**Monday, June 6, 2005**

The Board of Directors of the Lake Grove Home Owners Association (LGHOA) met on Monday, June 6. In attendance were: Rick Stumpf, President; John Hudock, Vice President; Ginny Kiley, Treasurer; Jeanne Dunn, Secretary, Rachelle Mulligan and Jacki Jackson, Members-at-Large. Not in attendance were Rose Sercia, Diana Eatman and AnnDee Finn, Members-At-Large.

The minutes from the April meeting were approved as submitted.

The meeting began with a discussion of the Compliance Issues listed in order of the April 2005 spreadsheet.

A brief discussion took place regarding the old mailboxes vs. the new mailboxes. A suggestion was made that Mrs. Dunn add a picture and information on the mailbox into the new directory. As a reminder, it is mandatory to replace the old mailboxes with the new design when the old one can not be restored.

The following homeowners and their compliance statuses were discussed: Yonta/Esposito - they need to receive letters via registered mail fining them for further infractions, due to the number of warnings they have received in recent months. Dorr - Mr. Stumpf will drive by their home again and suggest they use CR Rust to combat the rust problems. Bowcock - getting the missing tree replaced. Price - spoke with Mr. Stumpf about landscaping and has recently planted some tiny trees on the back foundation. Jackson - taking care of all of the issues except for the mold on the roof. They may be getting a new roof and are actively working to resolve the problem. DeVault - Mr. Stumpf will send a letter stating that the Board requests that they get the roof cleaned within 30 days. . The issue has gone on for at least 18 documented months, and they need to clean the mold from the roof and sides of their home.

The April, 2005 spreadsheet was divided up amongst the Board members present to review the status of the problems listed. Each Board member is to report back to Mrs. Dunn with a recommendation what, if any, further action needs to be taken. Mrs. Dunn will send out the appropriate compliance letters. Mrs. Kiley agreed to take 4941-4995; Mrs. Jackson agreed to take 4863-4929; Mrs. Dunn agreed to take 4797- 4857; Mrs. Mulligan agreed to take 4940-4994; Mr. Hudock agreed to take 4880-4934; and Mr. Stumpf agreed to take 4796-4874.

Mrs. Kiley reported that every neighbor had paid, or attempted to pay, their assessment for the gazebo.

Mr. Hudock began his report with a brief discussion of electricians. It was decided that for future electrical needs, the Board would obtain a minimum of two bids for each job.

Mr. Hudock announced that the gazebo was ordered on May 18 and is expected to arrive in 8-10 weeks. Gary Fisher will pour a concrete floor before the gazebo is installed. He will also put in a sidewalk from the pad to the parking lot.

Mr. Hudock noted that the potholes at the entrance were getting worse. Mr. Fisher said he had a contact who could give Lake Grove an analysis of the road. The entranceway is gradually breaking up. Mr. Hudock agreed to find out when Lake Grove and Orchid Bay are scheduled to get sewers and water in the neighborhood, as we may want to plan for new roads following the installation of the sewers.

For future note, Mr. Hudock announced that a small island of silt is forming in the lake in front of one of the lake drains.

The Board was updated on the situation of the west ditch of Orchid Bay. It is still filled with debris and weeds, despite the early spring efforts on the part of Dave Oleo and Mark Brossman from Orchid Bay. No bill for the mowing and weed killing has been received yet. Mr. Stumpf noted that we may have other options available to us, such as Lake Grove maintaining the land and requesting reimbursement from Orchid Bay.

Mr. Hudock also informed the Board about Orchid Bay's plans regarding Roby's Way. Highlands Reserve, the new development going through on access road to Turnpike, is steadily being built. Orchid Bay is still considering whether to approach Martin County to request that it take control of the whole or part of Roby's Way, possibly turning the back area into a park that they would maintain financially.

Mrs. Kiley noted that the front gate area on the left needs a new cut out. The current drain area and pipe are completely clogged with dirt and debris. The pipe needs to either be cleaned out or removed. Mr. Hudock promised to see if he could locate a vendor who could do the job.

Mrs. Dunn informed the Board that a request for information to update the Directory would go out with the *Lake Grove Gazette* and the quarterly dues this month. Among the new information requested will be cell phone numbers and email addresses. It was decided that due to elevated mailing costs, a paper copy of the annual meeting in 2004 will only go to neighbors who request it. At this point, there is only one neighbor. The *Lake Grove Gazette* will remind neighbors that Florida laws exist regarding the use of fireworks for the upcoming July 4 holiday. The Gazette will instruct neighbors to call the Sheriff's office rather than a Board member if any issues with fireworks arise.