

MINUTES
Lake Grove Home Owner's Association
Board of Director's Meeting
Friday, March 24, 2006

The Board of Directors of the Lake Grove Home Owner's Association (LGHOA) met on Friday, March 24, 2006. In attendance were John Hudock, Ginny Kiley, Jeanne Dunn and Jason Young.

The meeting was called to order at 12:10 p.m. The minutes were approved as submitted.

Mrs. Kiley distributed the 2005 Income Tax return, a copy of which was filed by the Secretary. To date, five people have not paid the hurricane assessment fees and reminder letters went out to them this week.

In accordance with the advice of the LGHOA attorney, Mr. Hudock sent out a letter to the President, Treasurer and former President of the Orchid Bay Board of Directors regarding the West Ditch. A copy of the letter is attached. No response has been received to date.

Road Paving - Mr. Hudock provided the Board with a letter dated June, 1989 which indicates that Lake Grove will not be allowed to increase the number of lots from 64 to 65, as was suggested in previous meetings (i.e. selling off the land near the tennis courts). Mr. Hudock recommended that the Board proceed with the alternative, which is to do an assessment per each of the 64 homeowners. He recommended that the Board hold a special Association meeting in May to get the needed 33 votes needed from the homeowners for an assessment to pay for the repaving of our road. At this meeting, he suggested that the Board presents to the Association how to properly swale and trench individual properties to maintain proper drainage in the development. Based on the results of the consultants, it was also suggested that the Board contact the individual homeowners whose water is not draining properly and inform them that they must trench their properties by a certain date or the Board arrange to have them trenched and the homeowner will be responsible for the bill.

Mr. Hudock recommended that the Board hold a meeting in April before it holds the Association meeting in May. At the April meeting, all projected costs must be calculated in, including the possibility of adding a V-curb. These costs need to be obtained from Gary Fischer at that time. Both Mr. Young and Mrs. Dunn will contact Mr. Fischer and explain the urgency of these estimates.

To pay for the assessment, which is currently ESTIMATED to be \$500, Mrs. Kiley suggested that the Board set up three quarterly payments from the June, September and December billings, adding approximately \$166 to each statement as a way to pay for the \$500 assessment. In this way, all assessments could be

paid by December 2006, anticipating that the roadwork could be scheduled for the spring of 2007.

RV Storage – Mrs. Kiley will contact Mrs. Katzman about getting the locks to the RV storage area changed as a security precaution. Locks have not been changed in several years, and many former Lake Grove homeowners may still have keys to the unit. Furthermore, the Board decided to hold off on increasing the RV dues from \$10 to \$50 until next year, concerned that the road assessment may be enough of a burden on the homeowners. Mrs. Dunn will contact Shirley Komanetsky and instruct her to send out the standard \$10 dues statement to RV slot holders with the regular March statement.

Hurricane Preparation – Mr. Hudock suggested that we have two posts with rings on them installed by the front gate so that when we open the gates prior to a hurricane, we can attach the gates to the posts. The Board approved the suggestion and Mrs. Kiley will speak with Bruce Cameron about the costs.

Vandalism: Mr. Hudock stated that he will have the electricity to the front lights by the gate turned off, due to the recent vandalism in that area. A discussion ensued about whether to install a security camera at the front gate, invest in a more secure but more expensive light fixtures or find a way to install the lights where they are less accessible to vandals. Mrs. Levulis (through Mrs. Kiley) made the suggestion to put out a reward for vandalism in an effort to get the youth or may be involved with this activity to come forward with information. The Board put off the final decision until the April Board meeting.

Compliance – Mrs. Kiley passed around a compliance spreadsheet. She will contact Mrs. Katzman to see if she would send out compliance letters. The Board discussed the first compliance concern, regarding a pool screen which has fallen into the pool of one of the LG residents. A special letter will go out to these neighbors regarding how hazardous the situation is becoming, especially with the new hurricane season nearly upon us. The second compliance concern was also discussed, as was the situation of the new homeowner who purchased the Bennett/Finn home. Preliminary solutions were discussed for each situation.

The March/April To Do list was discussed, and all items are on schedule.

New Business:

Mrs. Levulis has indicated that she is happy to assist on committees but does not wish to be listed as a committee member. She requested \$100 for costs associated with a neighborhood Egg Hunt. The Board voted to give \$100 for this cause.

Playground – A new playground area near the front of the development was discussed. It was suggested that Lake Grove use the \$1000 normally reserved

for the entertainment costs of the annual picnic to be applied toward building a playground on the empty lot. A discussion ensued. Mrs. Kiley stated that the equipment would be covered by our current insurance policy. Due to lack of time, the decision was tabled until next month's Board meeting.

The next meeting is scheduled for at noon on the Friday, April 21 at Hudock home. The meeting adjourned at 2:15 p.m.