

MINUTES
Lake Grove Estates Home Owner's Association
Board of Directors Meeting
Monday, April 18, 2005

The Board of Directors of the Lake Grove Home Owners Association (LGHOA) met on Monday, April 18. In attendance were: Rick Stumpf, President; John Hudock, Vice President; Ginny Kiley, Treasurer; Jeanne Dunn, Secretary, Rachelle Mulligan and Rose Sercia, Members-At-Large. Not in attendance were: Diana Eatman, AnnDee Finn and Jacki Jackson, Members-At-Large.

The minutes from the March meeting were approved as submitted.

Mr. Stumpf updated the Board on the status of Parcel "C" on Lake Grove Plat, an area approximately 30 feet by 200 feet located between the Berardie and Price properties. In March, 2001, the LGHOA and Mr. Berardi entered into a legal agreement, whereby the LGHOA agreed to install sod and irrigation equipment on Parcel C. Mr. Berardie agreed to mow, irrigate and fertilize the easement property for a period of two years. The LGHOA bore the cost of approximately \$1940 for the sod and sprinklers. Mr. Berardie maintained the property for two years. Of his own accord, he continued to maintain the property. Recently, Mr. Berardie contacted Mr. Stumpf and asked to be reimbursed for the additional two years he has maintained the easement, requesting approximately \$965 as of Nov., 2004. Both the original agreement and Mr. Berardie's written request are attached as a permanent part of the minutes.

After discussion, the Board agreed that Mr. Stumpf needs to speak with the LGHOA attorney regarding what options we can pursue. Mr. Hudock suggested that the value of the land be appraised and offered to both Mr. Berardie and Mr. Price, contingent upon the agreements that nothing be planted on the easement and nothing interfere with its drainage. Mr. Stumpf agreed to contact the attorney and report back to the Board. He also will send a letter to Mr. Berardie advising him that the Board is looking into its options.

Mrs. Kiley stated that she and Michelle Katzman thoroughly walked through the neighborhood, noting any compliance issues with each neighbor. A spreadsheet is attached and is a permanent part of these minutes. The Board reviewed the findings name by name. Mrs. Katzman volunteered to send out letters of compliance to these neighbors. The Board agreed, with several exceptions. Mrs. Dunn will contact the Stettins by phone. Mr. Stumpf will speak with the DeVaults. No Board member present requires a letter, as each has a copy of the spreadsheet.

Mr. Hudock updated the Board about the Gazebo. Mr. Fisher has been given the plans for the gazebo. The permitting process has begun and is expected to take several more weeks. Mr. Hudock requested a check for 50% of the estimated