

MINUTES
Lake Grove Home Owner's Association
Board of Director's Meeting
Thursday, September 22, 2005

The Board of Directors of the Lake Grove Home Owner's Association (LGHOA) met on Thursday, September 22. In attendance were: Rick Stumpf, President; John Hudock, Vice President, Ginny Kiley; Treasurer and Jeanne Dunn, Secretary. Not in attendance were Diana Eatman, AnnDee Finn, Jacki Jackson, Rachelle Mulligan and Rose Sercia, Members-at-Large,

The minutes from the August meeting were approved as submitted.

In the Treasurer's report, Mrs. Kiley reported that we have a \$10,000 bond that came due. She will contact Jeff Atlas, our financial advisor, about re-investment. Mr. Stumpf asked Mrs. Kiley to also contact Shirley Komanetsky, the LGHOA accountant, to begin to pull together the financial information necessary for the annual meeting, scheduled for November 15.

Compliance Report:

Mrs. Kiley reported that the McKeons have still not cleaned their roof, fixed their fence or paid their quarterly dues or gazebo assessment. The Board instructed Mrs. Dunn to send letters, both certified and regular mail, to the McKeons asking them to do so. The Board also asked Mrs. Dunn to inform the McKeons that potential fines will be discussed at the October Board meeting, and to contact any Board member for the date and time of said meeting, should they wish to attend.

Mrs. Kiley reported that the Lessins have still not cleaned their roof. She further reported that the Stettins have plywood and miscellaneous materials all over their lawn, and that their mailbox light is out. Finally, she added that the Currys still need to pressure clean their roof. The Board instructed Mrs. Dunn to send similar letters to the Lessins, Stettins and Currys stating that potential fines will be discussed at the October Board meeting. Mr. Stumpf requested a draft of the letters before mailing.

Mr. Stumpf is waiting to hear from the LGHOA attorney on the following issues: the West Ditch situation and payment to Orchid Bay; late payments; the procedures for compliance and subsequent fining; and resolving the Common Property area C situation. Mr. Stumpf would like to send out a similar compliance letter to the Esposito/Yonta family, following their disregard of compliance issues. He did, however, state that the letter needs to wait until after he has heard advice from the attorney, so that we may proceed in accordance with our By-laws and state laws.

were suggested. Mrs. Kiley will contact Alex and Mario for their suggestion and a quote on this.

Mr. Hudock added that the floor needs to be sealed. In addition, electrical wires still exist around the gazebo and the Board needs to decide if it wants more lighting, or to somehow get rid of the wires. There are protruding beams in the four corners of the gazebo. Mr. Hudock added that Ted's Sheds will come back to do some touch up work: caulking of the cracks and painting.

Mr. Stumpf suggested that we add a step to the gazebo, possibly with pavers. He said he would contact Gary Fisher to help us.

Mrs. Dunn informed the Board that Michelle Katzman, chairperson of the Block party, held her first meeting, which was attended by a number of new volunteers. The details of the Block party are well planned. The invitation will go out with Shirley's billing at the end of the month.

Mr. Stumpf asked that Mrs. Dunn announce the date and time of the annual meeting in the next billing statement as well. He also would like to see neighbors' recommendations for those who are interested in serving and participating on the Board. He asked that potential names be submitted to Mrs. Dunn.

Mrs. Dunn reminded the Board of the reminders that will go in the billing statement, and the Board added a few: reminders on the prompt removal of trash cans, the ban on commercial vehicles and boats parked in driveways, the screening of mechanicals, and other complaints that the Board receives.

The next meeting is scheduled for Thursday, October 25 at 11AM in Mr. Stumpf's office. The meeting adjourned at 12:45 p.m.