

**MINUTES**  
**Lake Grove Home Owner's Association**  
**Board of Director's Meeting**  
**Friday, September 29, 2006**

The Board of Directors of the Lake Grove Home Owner's Association (LGHOA) met on Friday, September 29, 2006. In attendance were John Hudock, President; Jason Young (via teleconferencing) and Chad Cianiulli, Vice Presidents; Ginny Kiley, Treasurer and Jeanne Dunn, Secretary.

The meeting was called to order at 11:20 p.m. The August minutes were approved as submitted.

The 2007 budget was discussed. A concern was brought up about the bill for the cleaning of the West Ditch in Orchard Bay. Lake Grove paid one bill in March, 2006. Our Board is unaware whether the ditch has been cleaned out recently. Mrs. Kiley will check to see if it has been cleaned. She volunteered to go over the proposed 2007 budget with Mr. Hudock to present it to the Association at the annual meeting. Mrs. Kiley also mentioned that \$45,000 in bonds recently came due. She had A.G. Edwards put them into a CD which comes due in December, thereby giving the Association access to the funds when the paving job commences in January, 2007.

It was decided that there would be no fall festival neighborhood party for this year unless a neighbor is willing to take charge of it.

The question of whether to increase the price of the RV storage dues for next year was raised. Mr. Hudock also mentioned that a section of RV fence was vandalized again, per Walter DeVault. Mr. Hudock will get an estimate for a more secure fence to present to the Association at the annual meeting. The Board agreed to hold off on the issue of raising the RV storage dues until after the paving project is complete.

Mr. Hudock reminded the Board that the Pav-Co contract for our neighborhood paving is not signed yet. He also reiterated Pav-Co's recommendation that they add an additional ½ inch of asphalt in one section of the neighborhood for nearly an extra \$5K. Since oil prices have gone down significantly since the contract was first negotiated, the Board discussed the possibility that either the overall price of \$85K could be decreased, or that contract could absorb the price of the extra ½ inch asphalt. Mr. Hudock volunteered to speak with Bill of Pav Co. Mrs. Kiley and Mrs. Dunn volunteered to go with him.

Mr. Hudock stated that specific swale letters went out to those neighbors whose swales were identified as needing work. The only feedback the Board has received is from Mrs. Mulligan, who questioned whether work needed to be done

on her backyard swale. The Board decided that they would speak with Alex & Mario about the process of the next step in the trenching.

The Board also discussed the culvert situation. Mrs. Dunn was asked to include a reminder in the next issue of the *Lake Grove Gazette* that this needs to be done prior to the paving project. Another option considered was again contacting Alex & Mario to clean individual culverts and bill those neighbors who need to have it done. This information will also be included in the announcement for the annual meeting.

Legal Action – The Board discussed a neighbor who is in arrears for more than \$1,600 to date. A letter was sent to LGHOA attorney for action taken against the neighbors. Mr. Hudock is awaiting the attorney's reply.

Mr. Hudock mentioned that the problems at the main gate, particularly that the electric lights are broken or that the lights were staying on during the daytime, have been addressed. Mr. Cook made the repairs so that the lights are working properly except for those on the island. He stated that eventually Lake Grove will need a new lighting system, but the Board chose to hold off on a discussion of a new system until after the paving project is complete.

Legal: The Board discussed a request for compensation made by a neighbor who claimed that a malfunction of the front gate resulted in damage to his vehicle. The Board decided that compensation was not appropriate and cited a number of factors, which will be included in a letter sent to the neighbor.

Neighborhood Watch – Mr. Cianciulli met with a representative of the Martin County Sheriff's office to explore the possibility of setting up a Neighborhood Watch in Lake Grove. The concern mentioned was getting as many as 25-30 volunteers willing to help with this project. Mrs. Dunn agreed to ask for volunteers via the next *Lake Grove Gazette* and suggested that those interested contact Mr. Cianciulli or Mr. Young.

Mr. Cianciulli also raised the possibility of doing background checks on people who move into the neighborhood, grandfathering those who are already resident. The Board asked Mr. Cianciulli and Mr. Young to present something to the Association at the annual meeting.

Mr. Hudock announced that bus stop issue was resolved and expressed his thanks to Mr. Young and Mr. Cianciulli for their help with this. He commented that many Lake Grove residents showed up at a county meeting to support it.

Mr. Young raised the issue of a bicycle rack, which was suggested by resident Ray Valdes. It was recommended that such a rack be placed in the parking lot next to the gazebo. Mr. Young will discuss with Mr. Valdes whether he can get



the rack donated. The Board cautioned that it be limited in size, and be secured to the ground.

Mr. Hudock mentioned that Mr. Cameron pressure washed the dock and sealed it. Mrs. Dunn will send out a thank you letter to Mr. Cameron.

Mailbox lights – Mr. Young will print up reminder cards to hang on mailboxes stating when the mailbox lights are out. Mrs. Kiley volunteered to help.

The Board discussed potential members of the 2007 Board, noting how critical it is to keep the momentum of progress going, and keeping in mind that the Board needs a balance of men and women. The current Board was asked to keep scouting around. Potential names were listed, and Mr. Hudock reminded the Board that the list should be finalized by the next Board meeting.

Mr. Hudock and Mrs. Dunn discussed potential agenda items for Annual meeting, including the LGHOA attorney's wording for the amendment for Florida's requirements for fining processes, the Neighborhood Watch, the 2007 Budget, New Board members, the issue of closing the gate permanently, the RV fence, the Pav-Co paving contract and the Swales.

The next meeting is scheduled for Friday, October 20 at noon at the Hudock home, to prepare for the annual meeting.

The meeting adjourned at 12:45 p.m.