

MINUTES
Lake Grove Home Owner's Association
Board of Director's Meeting
Monday, November 22, 2005

The Board of Directors of the Lake Grove Home Owner's Association (LGHOA) met on Monday, November 14. 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 September meeting were approved as submitted.

The Board reviewed the 2005 Budget and discussed a preliminary 2006 budget. It was recommended that the HOA have a special hurricane assessment for all the damages from the recent storm.

In order to determine projected figures for the budget, the Board reviewed the 2005 budget line by line and made their recommendations for 2006 (see attached budget). Mr. Stumpf asked Mrs. Kiley to get bids from Alex & Mario for next year. He stated that if the bid is not competitive, then she will secure additional bids. It was noted that the gate still needs to be repaired.

Mr. Hudock commented on the Engineering report, which recommended that we install a quarter tile pipe throughout the neighborhood, as well as raise the road in some areas and lower the swales in others. The report was passed around to those present for their review.

Mr. Stumpf suggested that Mrs. Dunn send out compliance letters to those homeowners who need to trench and do their swales. He asked her to write a rough draft of the letter, referring to article XX in the by laws, and agreed to finalize the language. The letters will go only to those homeowners who need to trench, based on flooding near their homes.

Mr. Hudock suggested putting asphalt on the swales when we redo the road. The Board agreed, noting that it may still be several years before the road is redone.

Mr. Stumpf received a letter from Jane Googe, the LGHOA attorney, regarding four issues. (A copy of the letter is included). The first issue

The second issue

The third issue

The fourth issue

The Board discussed the notice and proxy to go out to the entire neighborhood for the annual meeting. The agenda for the meeting is to include the 2006 proposed budget, the one time special assessment to cover hurricane damages, nominations to the Board, and possible changes to the ARC regarding the type of roofing materials used.

While reviewing attendance records of the Board for 2006, it was noted that those who fail to attend three or more consecutive meetings can be voted off the Board. Three members of the Board, Diana Eatman, AnnDee Finn and Jacki Jackson have failed to attend three or more consecutive meetings. A motion was brought before the Board to vote off these three members. The motion passed unanimously and the three will be sent correspondence thanking them for their year of service.

The next meeting is the annual meeting of the Board, scheduled for Monday, December 5 at 7pm at the First Assembly of God Church on the corner of Sunset Trail and Mapp Road in Palm City. The meeting adjourned at 2pm.