

## HOA MEETING

January 8, 2019

### Old Business

- Bogin Munns and Munns information on recovery efforts from scam contractor. Inez explained we are still pursuing legal action against the scam contractor. The November court date was cancelled by the contractor and we are waiting on a new court date.
- Security System upgrade. We have received an excellent quote from TLC Tech Florida for the new security system. The amount was 8700.00 that includes DVR with 3 weeks recording history, 12 cameras, 120 dynamic range, EXIR technology, correction of cables, Racks for TV and equipment, zoom camera, and the ability to monitor and speak to intruder remotely by board member responsible. The visual on this equipment is excellent, you can actual see faces not just blurs like the old system. The old system was so outdated it was not salvageable.
- Request for speed tables and traffic lights.  
No response has been received. Second request has been sent.

We will also be sending our request to other members of the traffic safety group in Tavares. Two things were mentioned to help this along, the more people that complain about the speeding issues in Greater Groves and the dangers of not having left turn arrows at 27 the better. It was also suggested we consider starting a petition and ask others affected (eagleridge, wawa, publix) to join us.

## New Business

- Change in MSBU, Municipal Service Benefit Unit payments,  
We generally refer to these fees as HOA fees, technically the only HOA fees are the 10.00 voluntary voting fees.  
Beginning in the tax year for 2020 our MSBU will be 550.00 per year for 5 years with no increase. At the end of that time the amount will be reviewed and decisions made by the current board at that time.
- Upgrade to Children's Playground. The plan is as follows.  
Fence in the playground out to the trees by the parking lot and to the corner of the concrete wall around the pool. This will make for a large grass play area, that will not be accessible to animals so parents will not have to worry about what could be in the grass. The fence would be the same industrial aluminum that is around the pool, and have the

same key fob lock. We would install two picnic tables, and a trash can (all of the same concrete type as in the pool area) so parents and families could be with their children.

Remove the wood chips and install rubber playground Mulch.

Fence – 12,660.00

Picnic tables @ 943.00 each = 1,886.00

Trash can – 335.00

Large park bench – 600.00

Rubber mulch -7030.00

Total – 22,511.00

The board feels that this will be a great upgrade to our community facilities.

At the meeting there were suggestions that could enhance the plans, adding a water fountain and instead of the planned picnic tables (angular concrete) get round ones that children would be less likely to get hurt on.

There was also discussion of enforcement of covenants. This is something that we need to address as many are blatantly disregarding covenants that we have in our governing documents. It was requested that the board send letters to people that are breaking rules that they agreed to when they

purchased their properties. If renters are violating the covenants, then the property owners should be held responsible. This is going to be discussed more fully at the next board meeting and we could possibly get a committee that could help with the process.