

July 9th Board Meeting Minutes

1. Representative of Provident Housing Solutions made a presentation of what will be built on the 3.83 acres currently owned by the South Lake Hospital on Ruby Red Blvd.

The Greater Groves Board met with a representative of Provident Housing Solutions Inc. on July 9th. The following is what transpired in regard to the apartment issue on Ruby Red. The current plan is to build two , three story apartment buildings along with a pool and clubhouse on the 3.83 acre lot currently owned by South Lake Hospital on Ruby Red Blvd. Each building will have 40 apartments for a total of 80, along with 160 parking spaces. According to the representative the target resident will be middle income 30,000 to 45,000 annually. He insisted it will not be low income, or section 8. The main discussion was not whether or not this would happen, (he has already discussed with Lake County), but traffic issues. It was explained with the current access situation, all the residents will most likely be driving through either Greater Groves or Westchester to gain access to the complex. A traffic study will have to be done before hand, and we expect to meet with the builder's representative again along with a state representative in the near future. It will be managed by Carteret Mgmt Co.. The property is currently zoned commercial and will have to be re-zoned residential. The time frame for this to be complete is about 4 years.

2. It was decided that we would do a vote sent to all property owners asking about covenants, bylaws and enforcement. Hopefully this will end the continued misunderstandings of what can, and cannot be enforced by the HOA. Any items that receive a 75% approval by homeowners will be drafted into our covenants. Any item that does not, will finally be put to bed.

3. The board approved the secretary's request to purchase a letter folding machine for the office at an approximate cost of 300.00.

4. It was decided to cancel the Halloween party as listed on the yearly calendar. It is felt that the Christmas and Easter parties are sufficient and the children already have several options for Halloween.

5. The Greater Groves Treasurer addressed the our 501c tax filing status.

6. The board approved our insurance purchases for the year.