



GREATER GROVES

Greater Groves HOA Meeting

Held on August 6th at 7pm at the Club House

Call to Order: Meeting was called to order at 7:04 PM by board member Tom Wall. In attendance were Tom Wall (President), Ed Williams (Vice President), Jeff Dubey (Board Member), Lissette Aponte (Board Member), Fred Rhein (Board Member), Denise LaPierre (Office Secretary), Todd LaPierre (Treasurer), and 16 residents.

Approval of Previous Meeting Minutes: Motion was made by Tom Wall to approve the meeting minutes from the meetings held on April 9th and seconded by Ed Williams. Lissette Aponte provided an amendment to the April 9th minutes that she would like added.

Financial Report: Treasurer Todd LaPierre provided copies of the current financial report. If you were not able to attend the meeting and would like to request a copy of the report either stop by the office and pick one up or send an email to GreaterGrovesHOA@gmail.com and it will be emailed to you. Todd also reminded everyone that the \$10 membership dues are optional. If you chose to pay the \$10 membership dues, you will receive a ballot when voting measures arise and you are also then eligible to run for the board in the fall. You can make your payment at the HOA meetings or stop by the office during office hours. If you would like to mail your payments the HOA address is:

Greater Groves HOA
PO Box 135083
Clermont, FL 34714

Make checks payable to Greater Groves HOA and make sure your Greater Groves address is included.

Board Updates:

- **Fall Community Garage Sale-** *VOTING MEASURE* The annual fall garage sale is scheduled for September 18th from 8am – 2 pm. The signs will be placed out in front of our neighborhood the Sunday before the sale. The board unanimously approved a \$50 budget for advertising in the three local papers the week before.

- **Children at Play Signs-** It was agreed at the suggestion of a resident that we would investigate purchasing signs to place around the neighborhood. Denise reached out to the DOT and this was their response, “Federal standards discourage the use of "children at play" signs. Warning signs with these types of messages could provide a false sense of security for families. Property owners do not own the grassy area between the sidewalk and the road and only the DOT can place signs in that area. It is recommended that a sign be placed at the front entrance of the neighborhood if you feel it is necessary.” The board discussed the possibility of placing a sign at the main entrance and the Ruby Red entrance.
- **Ferran Service Plan-** *VOTING MEASURE* The air conditioner in the HOA office was serviced for preventative maintenance at a cost of \$150. When the technician was out he recommended a service plan through Ferran that not only covers our air conditioner, but any plumbing or electrical issues as well. We would enter into a yearly contract that would give us a discounted rate of \$130 per year for preventative maintenance and any time we call Ferran out for any air conditioning, plumbing, or electrical work we would pay a discounted rate of \$98 per hour, regardless of the day or whether or not it is an emergency. Without a service plan they charge extra for weekends and evenings. We have used Ferran at least twice this year on the electrical side for the pool area. The service contract can be cancelled at any time. The board unanimously approved entering into a service contract with Ferran.
- **Upcoming Elections-** An August mailing went out this week to all Greater Groves homeowners with a letter explaining the election process, a form to fill out and return if they are interested in running for the board, and a community newsletter. If a resident is interested in running for the board, they need to return the form by October 16th at 5pm. They will have an opportunity to introduce themselves at the HOA Meeting on October 8th and elections will be held on November 12th.
- **Neighborhood Parties-** *VOTING MEASURE* There had been ideas brought up about possibly holding a fall party this year. We’ve received \$8,250 in Estoppel fees year to date, and \$8,000 in surplus from the county when they reconciled their books. Unfortunately the general consensus was that Covid is on the rise again so we may have to put extra funds into the Christmas party instead of holding both a Fall party and a Christmas party. The board voted unanimously to increase the budget for the kid gift bags from \$5 per bag to \$10 per bag. Christmas party planning will be on the agenda for the September board meeting.

Resident Open Forum:

- Board member Fred Rhein brought up the Detail Kommander program and gave a brief update. Tom asked that the patrols be kept during the busiest hours of the day/week.

- A resident inquired about how we get information out to residents about bulk pick up. He has noticed several homes with trash sitting outside for weeks. It was mentioned that residents were reminded in the Fall Newsletter and that sometimes it doesn't hurt to stop and talk to a resident if you notice they might not be aware of the process. Another resident inquired if new residents receive information on the neighborhood when they move in and Denise spoke about what happens when we receive information that a property has sold. She updates the contact information in an Excel spreadsheet, in the property folder, and a "welcome" letter is sent out along with a copy of the latest newsletter.
- A resident asked board member Lissette Aponte if she does indeed own the website GreaterGrovesHOA.org and she admitted that she did. This was followed by approximately 10 minutes of indiscernible shouting from residents and board member Lissette Aponte.

****AMENDMENT TO THIS BULLET POINT**** This item should read: A resident asked board member Lissette Aponte if she does indeed own the DOMAIN GreaterGrovesHOA.org and she admitted that she did. This was followed by approximately 10 minutes of indiscernible shouting from residents and board member Lissette Aponte. Also worth noting, web designer Aaron Caryl asked Board Member Lissette Aponte if she would be willing to transfer the domain to the board and she refused.

- Board Member Jeff Dubey brought the meeting back on track with a proposal that the board send a letter to Utilities, INC. and the Lake County Commissioners asking why the Commissioners continue to approve new developments in our area when they can't seem to get the water right for the residents who currently reside in the Four Corners area. Last week Utilities, INC. was in all of the neighborhoods in our service area flushing out the lines and there was some confusion on whether or not a boil water notice was issued. This was the second time residents had to endure cloudy, undrinkable water and flushed lines in a matter of months. Everyone agreed that this was a good idea.

Adjournment: Board member Jeff Dubey made a motion to adjourn the meeting at 7:55 and board member Ed Williams seconded the motion. The next HOA Meeting is scheduled for Friday, October 8th at 7pm.