



GREATER GROVES

Greater Groves HOA Board Meeting

Held on April 14, 2023 at 7pm on the Pool Patio

Call to Order: Meeting was called to order at 7:00 PM by board member Jean Carrier. In attendance were Jean Carrier (President), Cheryl Guido (Vice President), Jeff Dubey (Board Member), Fred Rhein (Board Member), Aaron Caryl (Board Member). Quorum was established with all 5 of the board members present. Eight residents attended in person and three residents attended virtually via Zoom.

Approval of Previous Meeting Minutes: A motion was made by Jean Carrier to approve the meeting minutes from the board meeting held on March 10, 2023, and seconded by Cheryl Guido. All in favor.

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. A reminder was given that the \$10 membership dues became delinquent on March 31, 2023. Nonpayment does not affect the ability to use the common areas and voting rights are reinstated after payment is received.

NEW BUSINESS

- **Suspend Voting Rights for Residents Who Have Yet to Pay Their Membership Dues/Approve the Letter to be Sent:** Jean Carrier made a motion to suspend the voting rights of all residents who have not paid their \$10 Membership Dues and send a letter to alert residents of nonpayment. Jeff Dubey seconded the motion. All in favor.
- **Discuss Adding Lights to the Kiwi Pathway:** Jean Carrier made a motion to purchase 6-8 temporary solar lights for the pathway while Aaron Caryl will research a more long-term solution.

RESIDENT OPEN FORUM:

- Resident Jimmy Johnson asked if the Board has ever considered gating in the community. It was explained that if we were to gate it in, we would have to pay to maintain the streets and sidewalks. It is also impossible to gate it in with the location of Hamlin Trail in the front of the neighborhood.
- Board Member Cheryl Guido asked if we could purchase trash pickers for our next HOA event.

- Resident Lissette Flores-Aponte asked if the sidewalk that leads to Kiwi Trail from the common area would be pressure washed. The board will look at the sidewalk. Board member Jeff Dubey expresses concern of the degradation of the sidewalk from repeated pressure washing.
- Board Member Fred Rhein asked why the irrigation is not turned on in the center median. It was explained that we would need a new well as the water pressure is not strong enough to run the system currently.
- Resident Kathy Quintal asked what the Board plans to do about the coyotes that have been seen in the neighborhood. The Board agreed that coyotes are coming into our neighborhood after being pushed out by construction. A lot of wildlife including bears and wild cats are roaming around. Residents need to be alert when out walking. You could try calling FWC when you see one, but there is no guarantee that they will respond.
- Resident Lissette Flores-Aponte asked for an update on the basketball fence. There is a new manager at Complete Custom Fencing and after being made aware of our situation he contacted Lake County permitting and is trying to get the permit approved.
- Board member Jean Carrier provided an update about the status of the stop signs. The county will only move forward with the four way stop at the entrance of the neighborhood and will be discussing it at an upcoming Lake County meeting. The stop signs at Clementine and Kiwi Trail were declined.
- Resident Jimmy Johnson asked if anyone has asked the county to fix the traffic light out front. The board explained that many attempts have been made to get the county to redesign that intersection, but the county feels there is nothing wrong with it.
- Jean provided a quick update that Zumba classes are available on Wednesdays and Water Aerobics are available on Thursdays. To sign up contact the office. The Community Garage Sale will be on April 22nd and an advertisement has been placed in the newspaper. Bingo will be on Saturday, May 6th at 7pm. To sign up contact the office.

ADJOURNMENT- A motion was made by Jean Carrier to adjourn the meeting at 7:34 and seconded by Aaron Caryl. The next HOA meeting is scheduled for May 12, 2023 at 7pm.