



GREATER GROVES

Greater Groves HOA Board Meeting

Held on August 11, 2023 at 7pm on the Pool Patio

Call to Order: Meeting was called to order at 7:00 PM by board member Jeff Dubey. Also in attendance were Aaron Caryl (Board Member) and Fred Rhein (Board Member). Jean Carrier (President) and Cheryl Guido (Vice President) were not in attendance. A quorum was established with 3 out of 5 of the board members present. Nine residents attended in person and three residents attended virtually via Zoom.

OLD BUSINESS

Approval of Previous Meeting Minutes: A motion was made by Jeff Dubey to approve the meeting minutes from the board meeting held on June 9, 2023, and seconded by Aaron Caryl. 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 if residents had not paid their \$10 membership dues, they 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.

Project Updates: The fence around the basketball court is completed. Once the safety shielding is placed around the door, the lock is programmed, and the hoop is installed, the court will be open to residents.

NEW BUSINESS

- **Vote on Pool Services Contract:** Jeff Dubey made a motion to approve Insight Pool and Spa Solution's updated contract for pool services. Fred Rhein seconded the motion. All in favor.
- **Approve Election Letter:** Jeff Dubey made a motion to approve the annual election letter to be sent to all homeowners. Aaron Caryl seconded the motion. All in favor.
- **Update Recreation Area Rules:** Jeff Dubey made a motion to add a rule to the common area rules that states that outside of the fenced in areas pets must always be leashed. The rule also states that you must clean up after your pet. Aaron Caryl seconded the motion. All in favor.
- **Discuss/Vote on Bid to Connect New Well to Electricity and Water:** Jeff Dubey made a motion to approve the bid from Certified Backflow, Inc. to connect the new well to the electrical box and the current irrigation system. Fred Rhein seconded the motion. All in favor.
- **Discuss/Vote Adding a Fence Around the New Well:** The board agreed to gather prices to fence in the new well and vote on it at a future meeting.

- **Discuss/Vote Pouring Concrete Under Tables in Basketball Court:** The board agreed to gather prices to pour cement under the picnic tables on the basketball court and vote on it at a further meeting.
- **Discuss Fall Fitness Classes:** The board discussed adding fitness classes for the fall after not having a lot of interest in the spring. It was decided to put it on hold until we can get more resident feedback.
- **Discuss/Vote on Budget for Christmas Party:** Jeff Dubey made a motion to set the budget for the 2023 Christmas Party at \$7,000. Seconded by Aaron Caryl. All in favor.

RESIDENT OPEN FORUM:

- Resident Lissette Flores Aponte wanted to know why the basketball court doesn't match the tennis court fence. It was explained that the basketball fence was always planned to match the pool and playground fences. The chain-link fence is easier for kids to climb as well.
- Resident Lissette Flores Aponte wanted to know if the board obtained any other bids for the pool services. It was explained that the board is happy with the current pool company and did not get any other bids.
- Resident Lissette Flores Aponte asked what was included in the pool contract. It was explained that he vacuums, skims, backwashes, removes leaves from the edge, inspects the pool equipment, and brushes the tile all as needed. He tests and balances the water on each visit.
- Resident Lissette Flores Aponte asked if the election letter reminded residents of the \$10 membership dues. It was explained that it does.
- Resident Lissette Flores Aponte asked if the election letter will be sent out to all homeowners. It was explained that we are required by law to send it to all homeowners.
- Resident Jerry Wright mentioned that the sidewalk outside of the amenity area was uprooted.
- Board Member Fred Rhein wanted to petition the county to add a stop sign on Greater Groves Blvd where it intersects Kiwi Trail. It was explained to him that the county recently carried out a survey and they determined that it wasn't necessary and therefore not approved by the county.
- Board Member Fred Rhein wants to increase the number of patrols from twice a month to three times. It was explained that he would need to add it to the agenda to get it voted on by the board.
- Board Member Jeff Dubey highlighted several community programs run by the Sheriff's department. They are included in the Fall Newsletter.

ADJOURNMENT: A motion was made by Jeff Dubey to adjourn the meeting at 7:53 pm and seconded by Aaron Caryl. The next HOA meeting is scheduled for September 8, 2023 at 7pm.