



# GREATER GROVES

## Greater Groves HOA Board Meeting

Held on September 8, 2023 at 7pm on the Pool Patio

**Call to Order:** The meeting was called to order at 7:00 PM by HOA President Jean Carrier. Also in attendance were Cheryl Guido (Vice President), Jeff Dubey (Board Member), Aaron Caryl (Board Member) and Fred Rhein (Board Member). A quorum was established with 5 out of 5 of the board members present. Seven residents attended in person and two 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 August 11, 2023, and seconded by Fred Rhein. All in favor.

**Financial Report:** Treasurer Todd LaPierre was not in attendance but provided copies of the current financial report to the board in advance of the meeting. 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](mailto: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 and open for use. The well is complete and works great. Once all valves are fixed, the water can be switched to well water for all of the irrigation in the front and in the median.

### **NEW BUSINESS**

- **Vote on Increasing the Number of Patrols:** Jean Carrier made a motion to increase the number of monthly LCSO patrols from 2 a month to 3 as needed. Cheryl Guido seconded the motion. All in favor.
- **Vote on Garage Sale Advertising:** Jean Carrier made a motion to approve the budget for garage sale advertising in the three local papers. Cheryl Guido seconded the motion. All in favor.

### **RESIDENT OPEN FORUM:**

- Resident Jimmy Johnson asked about the process of getting approval to paint his house. Board member Jean Carrier offered to show him the paint sample book and get him an ARB form after the meeting.

- Board Member Cheryl Guido advised that homeowners must remove roofing signs from their yards two weeks after the work is completed.
- Residents Jimmy Johnson and Henry Johnson mentioned there were squatters living at a house on Kiwi Trail.
- Resident Becky Burke asked if a patrol could monitor speed on Kiwi Trail.
- Resident Lissette Flores-Aponte asked if anything is going to be done about the broken sidewalks in the neighborhood. Board Member Jean Carrier stated that a volunteer is going to go around once the weather is cooler and document the entire neighborhood and report the findings to the county. Homeowners can report sidewalks themselves by visiting:  
<https://lakecountyfl.gov/roads>
- Resident Henry Johnson asked about the sign at the front of the neighborhood regarding tree trimming. Board Member Jean Carrier stated that the board was not notified about the tree trimming, but it may be the county trimming the trees as some of the streetlights in the neighborhood are blocked.
- Resident Lissette Flores-Aponte stated that the last parking spot in the parking lot blocks the sidewalk. She wants the HOA to consider removing that spot or extending the sidewalk around it. Board Member Jean Carrier stated that it will be discussed and brought up at a future meeting.

**ADJOURNMENT-** A motion was made by Jean Carrier to adjourn the meeting at 7:31 pm and seconded by Jeff Dubey. The next HOA meeting is scheduled for October 13, 2023 at 7pm.