

**The Grove Homeowners Association  
Board of Directors Regular Meeting - Virtual  
December 10, 2020  
6:30 PM**

**A G E N D A**

**I. Board of Directors Meeting**

- A. Welcome and Call to Order (President)** - Gerry Mancuso called the meeting to order at 6:32PM
- B. Roll Call and Quorum Status (President)** - The following board members were in attendance: Gerry Mancuso, Earl Nunnally, Matt Chafin, Cory Whitlow, John Romano and Jo Mendoza was in attendance as a representative from Community Group.
- C. Set Adjournment Time: 7:30P.M. (President)**
- D. Approval of Agenda (President)** Gerry made a motion to approve agenda, Cory Whitlow second, all attending board members accepted.
- E. Disposition of Minutes:** Gerry Mancuso motioned to approve the minutes from October 8th, 2020. Earl Nunnally 2nd. Motion passed.
- F. Action without a meeting:**
1. October 12, 2020 Board approved proposal from Nature's Way for \$1,450 for the rip rap install around pond
  2. October 12, 2020 Board approved 3 revised proposals from Nature's Way for the Coalfield Entrance, Woolridge entrance and Power Line entrance for a total of \$6565
  3. October 21, 2020 Board approved writing off a bad debt for \$869.11
  4. October 26, 2020 Board approved the 2021 Budget
  5. November 3, 2020 Board approved the proposed budget for the Welcoming Committee of \$1,500
  6. December 4, 2020 Board approved proposal from Nature's Way to finish out rip rap around pond for \$21,965, work to be billed in January 2021

#### **G. New Business. (President)**

1. Sept/Oct Financials - Matt Chafin: running favorable to budget from October as expected
2. Contracts for Extended cleaning for the Clubhouse - daily cleaning of clubhouse: 2500\$ total or \$25 a day for 100 days, Gerry makes motion to approve contract if we are able to meet everything else to open pool: table item until we confirm if we can back out of contract
3. Contracts for Wi-fi at Clubhouse - 100MB contract is probably sufficient but if we need to upgrade to a higher tier later can we? Will we open WIFI up to pool guests and how well will WIFI coverage be without extenders
4. Zip Line discussion - no new news, waiting on contractor
5. Pool Opening - 6 volunteers so far, will need more for the pool to be open, recommend 15-20 minimum but would like 30-40 ideally. Current phase 3 would still include time slots, cleanings etc. Recommend in January to have pool meeting to discuss the process of how best to proceed with volunteers. By Saturday December 12th Matt will email volunteers on availability for 2nd week or so of January
6. Robert Baynes - Community Handyman - would like to approve going back to a monthly retainer for \$150 to check out clubhouse, bridges, fencing, landscaping and lights

**L. Date & Time of Next Board Meeting:** *February 11, 2021 at 6:30PM*

**M. Adjournment at 7:20 P.M.**

Audience members are welcome to address the Board during the Member Voice segment of the meeting. This section is intended to provide audience members an opportunity to give input to the Board of Directors. The Board will take any input under advisement but may not respond immediately as they proceed with the planned business of the Association.

The Board reserves the right to limit this section of the meeting to a time they believe is appropriate. Any member having an Association business item to be addressed by the Association Board is asked to call your Community Manager at 270-1800 to have the item placed on the next meeting agenda. Please observe Robert's Rules of Order during the meeting.