

The Grove Homeowner's Association
Board of Director's Regular Meeting
February 9, 2023
Meeting Minutes

Board of Director's Meeting

- A. **Welcome and Call to Order (President)** Matt Chafin called the meeting to order at 6:54 pm.
- B. **Roll Call and Quorum Status (President)** The following board members were in attendance: Gerry Mancuso, Matt Chafin, Amy Vincent and Cory Whitlow via telephone. Board Member Earl Nunnally was not present. Jo Mendoza was in attendance as a representative from Community Group.
- C. **Set Adjournment Time** 7:30 pm (President)
- D. **Approval of Agenda (President)** Amy Vincent made a motion to approve agenda, Gerry Mancuso seconded and all attending board members voted in favor.
- E. **Disposition of Minutes December 2022 (President)** Pending
- F. **Reports:**
- ARC: no report
 - Newsletter/Publicity/Website: Feb/Apr newsletter published and distributed. May/July newsletter has April 15 deadline. Spring yard sale March 18.
Clubhouse: New clubhouse coordinator Ashly Knudu introduced.
Social: save the dates went out. Discussion about future events.
 - Managing Agent: no report
- G. **Actions Taken Without a Meeting:** – 1) Board approved on January 10, 2023, contract with Creative Enterprise for \$4,500 to power wash white picket fence; 2) Board approved on January 20, 2023, board approved to remove tree from 930 Biggin Pond Rd; 3) Board approved on January 24, 2023, to open \$200k CD with Atlantic Union Bank; 4) Board approved on February 6, 2023, contract with Bayne Property to repair bridges for \$1,200.
- H. **Unfinished Business (President)**
Walking Trails: prioritized the sections which need attention first.

I. **New Business (President)**

- Retained Earnings: Amy Vincent made a motion to move 16,432.80 from retained earnings to contingency. Gerry Mancuso seconded, all attending board members voted in favor
- Board & Committee Structure: Matt Chafin explained the need for the document and how it will work regarding board members and committees and expectations. Motion to adopt by Amy Vincent and seconded by Gerry Mancuso, all attending board members voted in favor.
Annual Plan for 2023. Will wait for action without a meeting.
Christmas Lights: get quote from another vender, Gerry Mancuso to send info.
Recognition of Clubhouse Organization Volunteers: Cheryl & Jim Russo, Ashly Kundu Mary & Sean Pursell worked to clean out and organize the various sheds.
Pool passes: discussion about whether to continue passes or other options
- Sinkhole: continue to monitor and reopen playground
- Tree removal: remove tree and stump at 930 Biggin Pond Rd. Amy Vincent made motion to approve and Gerry Mancuso seconded, all attending board members voted in favor

J. **Member Voice:** questions about power line trimming. Street paving discussion

K. **Date and time of next board Meeting:** April 13, 2023

L. **Adjournment at** 7:40 pm. Motion made by Amy Vincent and seconded by Gerry Mancuso. All other attending board members noted in favor.