

**GROVE ESTATES HOMEOWNERS ASSOCIATION, INC.**  
**MINUTES OF THE BOARD OF DIRECTORS MEETING**  
**DATE: JANUARY 27, 2014**

**Call to Order:**

**Location:** Grand Palms Master Management Office, 901 Sabal Palm Drive, Pembroke Pines, Florida 33027

**Board Members Present:** Dawn Diamond, Alan McGhee, Mike Rich, Roger Field, Neal Sheerer

**Representing Miami Management:** Nelly Gordillo, CAM

**Confirmation of Proper Meeting Notice:**

Notice of board meeting was posted on the property at least 48 hours prior to the meeting, as required by Florida Statutes.

Meeting was called to order at 7:14 pm.

**Motions:**

**Motion to approve the November 12, 2013 minutes**

Motion: Roger

Second: Dawn

Carried: All in favor, motion carries.

**Tasks:**

- Manager will send a non-renewal of contract letter to B's Pest control before March 1, 2014 and an invitation to submit a new bid. Contract is supposed to automatically renew in April 1, 2014.
- Manager will request an estimate for an evaluation of the irrigation system by an expert.
- Manager will provide the board with a couple of contracts from other pest control companies so they can put together a scope of work for new bidding purposes.
- Board will request a third bid for electrical repairs to Carlos
- Homeowner brought to the board's attention a drainage problem at entrance of the community. Board will address this at the next Grand Palms meeting.
- Treasurer will prepare a letter to reestablish reserve funds to be delivered to all homeowners.
- Annual Meeting/elections will be held in March. Upon confirmation of the date (depending on Grand Palms conference room availability), the manager will mail the proper meeting notices to all homeowners

**Motion to Adjourn.**

Motion: Roger

Second: Alan

Carried: All in favor, motion carries

Time: 8:51 p.m.

I hereby certify that the Minutes of Board of Directors Meeting have been approved \_\_\_ with  
 without corrections.

Signature: Dawn Diamond Date: 2-24-2014

Print: President Title: Dawn Diamond