

**GROVE ESTATES HOMEOWNERS ASSOCIATION, INC.**  
**MINUTES OF THE BOARD OF DIRECTORS MEETING**  
**DATE: June 22, 2015**

**Call to Order:**

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

**Board Members Present:** Rodger Bakerman, Susan Gonzales-Llanos, Neal Sheerer, Alan Brownstein and Stuart Greenberg.

**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 7:30 pm.

**Motions:**

**Motion to approve April 27, 2015 minutes**

Motion: Neal

Second: Susan

Motion carried

**Motion to accept proposal submitted by Hollywood sprinklers to continue with phase 3 of irrigation repairs (estimated on \$2,595.00)**

Motion: Neal

Second: Alan

Motion carried.

**Motion to accept proposals submitted by South Florida Mailboxes to replace all mailboxes and street signs.**

Motion: Neal

Second: Susan

Motion carried.

**Motion to appoint Mike Rich as a member for the Irrigation Committee**

Motion: Neal

Second: Susan

Motion carried

**Miscellaneous:**

- New landscaping for the entrance: Item has been postponed for July meeting.
- Sprinklers: Manager will contact Hollywood sprinklers for an inspection of the system as some homeowners are stating that the sprinklers were not working for a week. It seems that sprinklers were working only the day after the June wet check was done. Mike Rich will take a quick look at the control panel before contacting contractor as it could be just a matter of turning a switch on.
- Tree trimming: Manager will continue getting proposals for tree trimming.
- Landscaping issues: Manager will contact lawn division to remind them that lawn must be cut at a minimum of 3 ½ inches.
- Violations:
  - . garbage cans outside on non-pick up days: final letters will be sent to repeated offenders.
  - . Irrigation damages due to architectural modifications: Manager will send letters to owners to fix Irrigation problems caused by architectural modifications. Some of these modifications have been done without association's approval, in which case, owners will be asked to submit an

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- architectural application for board's consideration.
- . Parking on guest parking: Stuart will provide manager with a list of vehicles that are permanently parked on guest parking or are using the guest parking for habitual use.
- . Parking on grass: Once updated tow agreement, the board will continue with the towing of vehicles that are parking on grass areas.
- . Dead trees: there are about 3 units that have not removed dead trees. One has contacted the City for the permitting process. Manager will contact the city to report the other 2 addresses.

**Motion to Adjourn.**

Motion: Susan

Second: Alan

Time: 9:35 p.m.

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

Signature: Stuart Greenberg Date: 7/27/15

Print: Stuart Greenberg Title: \_\_\_\_\_