



East Bay Plantation

Homeowners Association Meeting Minutes

Meeting Type: General Meeting
Date: Saturday, March 4, 2023
Time: 10:00am
Place: Pool
Attendance: Jacqueline Leierer – President, Lynn Davis – Vice President,
Jodie Chiesa – Director, Cheryl Mendelsohn - Director,
Ingrid Santangelo – Director, Janice Scamehorn – Secretary/Treasurer

Started at 10:02am

A. Secretary's Report

- a. Minutes read from December 2022 – motion to approve, 2nd; passed unanimously

B. President's Report

- a. Introduction of board members for 2023
 - i. New board members were introduced to the community
- b. Update on HOA Revitalization
 - i. The Board heard back from the lawyer about the DEO's decision. The HOA was denied due to not having the phone numbers of the committee members on the letter to the homeowners. Due to this mistake by the lawyer, the HOA will not incur additional costs for redoing this process. This does mean we have to start over and recollect signatures from the community again to resubmit to the DEO
- c. In need of a volunteer for the Treasurer position
 - i. Janice Scamehorn is temporary filling in but cannot do it along with the secretary and media job as it's too much. The Board is looking for an individual or two to help out with the treasurer position otherwise the HOA will have to hire someone or go with a management company.

C. Treasurer's Report

- a. Update on account and dues
 - i. Operating Account: \$24,159.89
 - ii. Reserve Account: \$116,251.28
 - iii. Total: \$140,411.17
 - iv. 2022: 3 people who have not paid
 - v. 2023: 6 people who have not paid
 1. Reminder letters will be going out to those individuals

D. Committee Reports

- a. ARC
 - i. The ARC committee was given the okay for them to send out reminders to the homeowners who are not keeping up with their yard/house looking decent
 - ii. ARC approvals for 2 roofs
 - iii. Please continue to send in ARC forms as they need to be approved before any work is completed
- b. Pool/Tennis Court
 - i. The pool pump was replaced and should work better
 - ii. The pool chairs were replaced (being 20+ years old and were becoming a liability as they were breaking more frequently)
 - iii. Reminder to all homeowners: the tennis court is not a place for kids to be riding their bikes; its intent should be for tennis and pickleball
- c. Landscape
 - i. Collecting quotes on getting the brush cut back
 - ii. There was damage done to the back south east wall by the tree trimmers, they did come back and fix the part they damaged.
- d. Lake
 - i. All is well with the lake
- e. Media
 - i. No additional updates
- f. Welcome
 - i. No new neighbors to welcome
 - ii. 3970 was sold in Dec 2022, 3908 was sold in Jan 2023

E. Misc

- a. It was approved to purchase an additional umbrella/canopy for the pool
- b. Friendly reminder to homeowners to pick up after their dogs whether it's your yard, neighbor's yard or common grounds
- c. Community garage sale, Saturday March 25th
- d. Volunteer to install the security monitor with bracket
 - i. James Cameron volunteered to install the bracket

Meeting ended: 11:07am