



East Bay Plantation

Homeowners Association Meeting Minutes

Meeting Type: General Meeting

Date: Saturday, September 7, 2024

Time: 10:00am

Place: Pool

Attendees:

Ingrid Santangelo – Vice President

Sue Sorensen – Director

Cheryl Mendelsohn – Director

Ronnie Portwood - Director

Melissa Tuite – Secretary

Mary Sipes - Welcome

Anne Caruso - Welcome

Ray Caruso - ARC

Meeting started 10:00 am

A. Secretary's Report

a. Minutes were read from June 22, 2024 Annual Meeting- motion to accept- Johanna van Dalen, Second, Gary Scamehorn- minutes approved.

B. President's Report- given by Ingrid Santangelo (VP)

a. Updates and Reminders

- Reminder to be solicitous to neighbors.
- Ingrid noted that Jackie Leierer has resigned as the HOA President effective September 6, 2024. Ingrid will serve in that role until the next Board elections.
- Reported that there is new FL state legislation that impacts HOAs in FL.
- There has been some late-night activity in the pool area. Residents are reminded the pool hours are dawn to dusk. Individuals who do not live in East Bay Plantation or are direct guests of residents are trespassing.
- HOA has engaged with the community service officers. They will begin patrolling our neighborhood. If there is the need for law enforcement that are not an emergency, residents are reminded to call the non emergency number, not 911.
- Request for any requests placed in HOA mailbox- please include the purpose i.e., HOA dues or ARC Request and the house number on the envelope.

C. Treasurer's Report- presented by Ingrid Santangelo with report from SMB Accounting, LLC

a. Current account balance as of August 31, 2024

i. Operating: \$22,404.86

ii. Reserve: \$33,880.70 + \$75,000 in CD

iii. Accounts Receivable: \$498.20

iv. Total: \$131,783.76

b. SMB-

- Information provided via mail about our new accounting firm SMB.
- There is one resident left with outstanding HOA dues. SMB to send notice with late fees.

HOA Mailbox request-

D. Committee Reports

a. ARC

- Please continue to submit ARC forms before any work is completed. Forms can be found on the East Bay Plantation HOA website. [Home | East Bay Plantation \(eastbayhoa.com\)](http://Home | East Bay Plantation (eastbayhoa.com))
- 5 requests for house painting were made and approved
- No violation letters sent out
- Plans are in the works to reinstate monthly ARC committee meetings to review questions and requests. These will be posted and residents can attend if they have questions.
- We are need of additional ARC committee volunteers
- There was some discussion of color selections. The ARC committee has a book of approved swatches.
- Request was made to review ARC form and to require only one item on each form so that there is no confusion in what each ask is and the response to those asks.
- Request was made for consideration of adding a Flagpole to the front entrance of the subdivision. Board to consider and respond back.

b. Landscape

- Investigating options for tree stumps left by Walmart wall which are interfering with lawn service. New lawn service is trying to keep area trimmed back but the stumps are still inhibitors.
- Sue Sorenson reported on the Palm Trees and Junipers on the front entrance area. Seeking input and volunteers to help decide what to plant. Junipers will be removed due to growth issues.
- Residents are reminded that they need to call Waste Management for special pick up of large yard debris piles (greater than 4X4). Also no nails or other materials like rope and plastic should be in the pile of debris. Waste management will not pick up yard debris in plastic bags. Put in yard waste containers.

c. Lake

- We will add additional fish to pond as the pond has now filled back up with water. A motion was made by Cheryl Mendelsohn, second by Ronnie Portwood to due research and bring recommendations and pricing to Board.

d. Pool/Tennis Court

- Reminder to homeowners, the tennis court is only for pickleball and tennis.
- New filter has been installed in pool.

e. Media

- Posted minutes of BOD and General Meetings to Website
- Will post new State Legislation with rules and regulations for HOAs to website
- Will also post information about waste management and non emergency number to Melbourne police.

f. Welcome

- Mary Sipes and Anne Caruso reported on the new neighbors they had welcomed at 3916 and 3947 and that there were currently two houses on the market in EBP.

E. Misc.

- a. Neighborhood Garage Sale will be on 9th of November.

Meeting ended: motion to adjourn by Cheryl Mendelsohn, second Ann Caruso. Meeting adjourned 11:17 am