



East Bay Plantation HOA

Board Meeting Minutes

Date: 2/13/2022

Place: EBP Pool

Time: 11:00 a.m

Attendees:

Philip Barry (President)
Jim Donner (Director)
Jacqueline Leierer (Director)
Dena Stone (Treasurer/acting Secretary)
Gary and Janice (Media)

A. Presidents' Report

1. Vote/Appoint Committees for 2022
 - a. Vice President
 - 1) Jim nominated Jackie for Vice President. Phil seconded, motion passed 3-0.
 - b. ARC
 - 1) Jackie will be the Director Liaison with Ray as the Chairperson
 - c. Pool/Tennis
 - 1) Jim will be the Director Liaison with Ray and Jim as committee members.
 - d. Lake
 - 1) Jim will be the Director
 - e. Landscaping
 - 1) Phil will be the Director
 - f. Media
 - 1) Gary and Janice will be the committee members
 - g. Welcome
 - 1) Mary and Anne will be the committee members.
2. Goals
 - a. The main goal for 2022 is to stay on budget
 - b. Maintain the facility
 - c. Repair the tennis court
3. Attorney Report
 - a. Currently they are finishing the deed search
 - b. We are waiting on them to provide information with the next steps for the Board.
Phil will follow up with the paralegal to obtain an update.

4. Wickham Park Noise

- a. It's that time of year for a military UH-1 helicopter to be flying over EBP for an event at Wickham Park. Last year, there were complaints from members about the excessive noise and safety.
- b. Phil is drafting a letter to have the county commissioners and city look at safety issues of the neighborhoods they will be flying over. He will send it to the commissioners and city on behalf of the HOA.

B. Treasurers' Report

1. Review of Year End report for 2021
 - a. Operating Account - \$15,298.03 (will be carried over to 2022)
 - b. Reserve Account - \$116,273.55
2. Current Financial report
 - a. Operating Account - \$45,474.62
 - b. Reserve Account - \$116,275.50
3. ECOR had raised their prices \$25.00 per treatment starting on March 1, 2022
4. 5 Year Plan
 - a. Board will review and update the 5 year plan as needed.
5. External Audit
 - a. The 2021 books are ready for annual review. Board will advise Dena on who to contact for the review.

C. Pond Report

1. All reports for the pond are good. Monthly fee will increase by \$3.00 for 2022.

D. Pool and Tennis Court

1. HOA purchased 3 new filters for the pool.
2. Looking at replacing the timers
3. The contract for the repairs for the tennis court have been signed. The total price is \$9,350 which was increased from the original quote provided.

E. Grounds Report

1. HOA received a complaint about a Brazilian Pepper Tree that is on HOA property infringing on a homeowner's property. The tree can cause skin irritations, so Homeowner asked that we cut it back. Phil trimmed the tree as best he could. May need to see about having this removed.
2. The south Fence was damaged by a renter from the Willow Brook apartments. The apartment management have told us they will repair the fence. If this is not done in a timely manner, HOA will repair and bill apartment management.

F. ARC

1. Ray works the request as they come in.
2. No violations to report.

G. Welcoming Committee

1. No report

H. Media

1. Need to change passwords for 2022.
2. Phil will get a monitor for pool cameras.

I. Old Business/New Business

1. Pool Bathroom Remodel
 - a. This has been put on hold until the HOA MRTA submission has been completed.
2. Storage Unit
 - a. The unit we are currently using is not being fully utilized. Dena will look into the cost of a smaller unit before our yearly payment is due.
3. Garage Sale
 - a. East Bay Plantation will have a Community Garage Sale on Saturday March 19th
 - b. The time will be from 8 a.m. till 12 p.m.
 - c. Phil will post on board by from entrance
 - d. Media will post on Market Place and our facebook page.

J. New Business

1. Would like to set up a committee to help with getting signatures for the MRTA process when needed
2. Have an area open (pool) where they can come and fill out the forms needed and have them notarized (if required)

K. Meeting adjourned at 12:25 a.m.

L. Next General Meeting – March 5th, 10 a.m. 2022