



East Bay Plantation

Meeting Type: Directors Meeting

Date: January 23, 2021

Time: 09:00 am

Attendees: Philip Barry (President)
Jim Donner (Vice-president)
Jacqueline Leierer (Director)
Ramon Caruso (Director)
Gary Roth (Director)
Ingrid Santangelo (Secretary)
Janice Scamehorn (Media committee)

- I. President calls the meeting to order at 9:00 am
 - a. The president requested monthly evaluations a day or two prior to the BoD meetings
 - b. The ARC request process should be done in a timely manner and the board members are in agreement with the approvals.
 - c. The board should be fully involved with approvals of violations and requests.
 - d. The floor was opened to comments from those wanting to be on the ARC
 - e. Prior to open discussion, the president reminded everyone of meeting decorum and etiquette discussed at the previous BoD meeting.

- i. Scott Leierer defended his position on the ARC committee stating his decisions in the past have always been based on his knowledge of the Covenants, By-laws and FL statutes.
- ii. Gary Scamehorn emphasized how important it was to educate potential homeowners through real estate agents and re-educate current homeowners about the ARC and the process for approving forms and requests. Janice Scamehorn is open to be on the ARC, but not as the chairperson. She stated that the decisions are made based on the Covenants and FL statutes.
- iii. Steve Santangelo volunteered to be on the ARC

f. The results for ARC committee members:

	PB	JD	JL	RC	GR
Scott Leierer	N	Y	n/a	Y	N
Steve Santangelo	Y	Y	Y	Y	Y
Eric Horstman	Y	Y	Y	Y	Y
Jim Cameron	Y	Y	N	Y	Y
Janice Scamehorn	N	N	Y	N	N

- g. Gary Roth mentioned that in his inspection of the community, there are numerous violations that are not being addressed.
- h. The president stated there was a homeowner denied access to ARC requests due to “personal and confidential” information. After consulting with the HOA attorney, this was advised to be improper and the ARC forms needed to be made available.

II. Media Committee

- a. The HOA website will be updated for:
 - i. BoD and general meeting minutes
 - ii. Agenda for monthly BoD meetings
 - iii. Provide general community information
- b. Organize by-monthly newsletter
- c. If and how the Facebook page continues is still being considered
- d. Pool security camera access



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- e. Securing HOA Gmail addresses and passwords
 - f. The president made a motion to keep Janice as the chairperson for the media committee. All directors voted unanimously in favor of this motion.
- III. Questions / comments
- a. Gary Scamehorn reiterated the importance of communication between members
 - b. Janice Scamehorn offer to give Gary Roth access to the pool cameras
 - c. Scott Leierer stated that prior to his knowledge of ARC form protocol, he was simply trying to protect the privacy of the homeowners.
 - d. Jackie Leierer asked that we all do our part to communicate with the ARC regarding violations of the covenants.

Meeting adjourned at 9:31 am.