



East Bay Plantation

Homeowners Association Meeting Minutes

Meeting Type: General Meeting
Date: Saturday, December 2, 2023
Time: 10:00am
Place: Pool
Attendees: Jacqueline Leierer - President
Lynn Krause-Davis - Vice President
Jodie Chiesa – Director
Cheryl Mendelsohn – Director
Ingrid Santangelo – Director
Janice Scamehorn - Secretary / Treasurer

Meeting started 10:08am

A. Secretary's Report

- a. Read minutes from September 2023 General Meeting – they were approved and second

B. Treasurer's Report

- a. Current account balances as of Dec 2, 2023
 - i. Operating: \$2,281.55
 - ii. Reserve: \$107,618.46
 - iii. Total: \$109,900.01
- b. It was asked to potentially look into a 6-mo CD for the Reserves to help grow it
- c. There was a unanimous yes to roll over the remaining 2023 operating account after paying the remainder of the bills

C. Committee Reports

- a. ARC – 7 forms submitted for approved work
- b. Landscape – received new contract from Fox; \$1,278/mo to \$1,316.50/mo
- c. Lake – looking good, no current issues
- d. Pool/Tennis Court – received new contract from Paradise Pools, price increase from \$425/mo to \$550/mo; will look into other options due to the increase
- e. Media – N/A
- f. Welcome
 - i. Paul and Katherine – 3991
 - ii. New renters – 3816

- iii. Home sold – 3906
- iv. Still on market – 3947
- v. Listed for sale – 3936

D. Election of Board 2024

- a. Sue Sorensen nominated herself on the floor
- b. Due to the current Vice President moving, the board will be looking to fill the remaining vacancy for 2024. Anyone interested should contact the secretary.

E. New Business: 2024 Meeting Dates

- a. March 2
- b. June 1
- c. September 7
- d. December 7

Meeting ended at 10:55am

December 2023
2023 FINANCIAL REPORT

OPERATING ACCOUNT	2023 BUDGET	TOTAL	%
INCOME:			
Beginning Balance 1/1/2022		\$ 5,591.11	
Assessments	\$ 57,112.00	\$ 56,901.93	
Late Fees	\$ -	\$ 50.00	
Interest	\$ -	\$ 35.40	
Transfer from Reserve to Operating	\$ -	\$ 12,950.00	
Refunds	\$ -	\$ (44.00)	
TOTAL INCOME:	\$ 57,112.00	\$ 75,484.44	
Office expense	\$ 1,000.00	\$ 3,406.73	340.67%
Insurance	\$ 3,400.00	\$ 3,038.50	89.37%
Permits/Filings/Income Tax/CPA	\$ 300.00	\$ 309.60	103.20%
Grounds Maintenance	\$ 15,000.00	\$ 16,547.17	110.31%
Mulching	\$ 500.00	\$ -	0.00%
Tree trimming	\$ 2,000.00	\$ 3,999.00	199.95%
Landscape Maintenance	\$ 1,500.00	\$ 770.29	51.35%
Irrigation maintenance	\$ 1,000.00	\$ 1,947.00	194.70%
Lake maintenance	\$ 2,000.00	\$ 1,742.00	87.10%
Fertilization/Weed	\$ 2,100.00	\$ 1,750.00	83.33%
Recreation facilities maintenance	\$ 7,000.00	\$ 7,118.41	101.69%
Electric	\$ 5,400.00	\$ 4,373.22	80.99%
Water/sewer	\$ 1,200.00	\$ 2,198.37	183.20%
Legal services	\$ 3,200.00	\$ 10,874.35	339.82%
Reserves/Transfer	\$ 8,600.00	\$ 4,300.00	50.00%
Special Projects/Capital Improvements	\$ 8,862.00	\$ 11,125.26	125.54%
TOTAL EXPENSE:	\$ 63,062.00	\$ 73,499.90	116.55%
TOTAL IN OPERATING ACCOUNT AS OF		\$ 1,984.54	
RESERVE ACCOUNT		2023 ACTUAL	
Beginning Balance 1/1/2023		\$ 116,247.51	
Interest Income		\$ 22.64	
Transfer from Operating Account	Quarterly	\$ 4,300.00	
Transfer to Operating Account		(12,950.00)	
TOTAL IN RESERVE ACCOUNT AS OF		\$ 107,620.15	
SUMMARY		2023 ACTUAL	
Total in Operating Account as of		\$ 1,984.54	
Total in Reserve Account as of		\$ 107,620.15	
Total Operating and Reserves as of		\$ 109,604.69	
Janice - East Bay Plantation HOA Treasurer			