

East Bay Plantation HOA

General Meeting Minutes

Date: September 28, 2019

Place: East Bay Plantation Pool

Time: 10:00 a.m.

I. Secretary Report – Paul Barton

- a. Paul read the minutes from the June 8th meeting
- b. Meeting minutes approved

II. Treasurer’s Report – Rimy Jassal

- a. Collected 92% of HOA dues so far
- b. Next year, the invoices will be sent out once
- c. \$22,000+ in the current balance
- d. \$100,000+ in the reserve

III. Lake Report – Mike Tew

- a. There are still issues with the fountain coming on at different times as the timer keeps losing time. Someone did come out to repair it but it didn’t work so we are looking into different options
- b. The algae has come back but should go away when it gets cooler out.
- c. Questions/Comments:
 - i. A reminder to homeowners to not blow their grass across the road as it does get into the drainage into the lake.
 - ii. Do the soap suds from washing cars do any harm to the lake? No, it shouldn’t harm the lake in any way.

IV. Landscape Report – Phil Barry

- a. We welcome Phil back on the board as the landscape/grounds director
- b. Contacted the city to clear the drain near Wal-Mart as it’s blocked
- c. Fixed a light in the back of the community as it was out
- d. Asked the city to come through the community with a sweeper – this would be a random time it would come through
- e. Working on getting an estimate on the common areas for the pressure washing
- f. Questions/Comments:
 - i. Concerns about the landscaping on one side of the community – people not edging and just letting the grass grow over the sidewalks
 - ii. Concerns about the porta potty outside and how long it will be there; Sue mentioned she will find out how long it will be there.

V. ARC Committee – Mary Gagnon

- a. Violation letters have been sent out – mainly maintenance on palm trees and mailboxes
- b. Sue discussed Paul keeping a matrix of when violations are sent out and how many times, the board does not want to get the lawyer involved
- c. The sides of the houses should not be storing any lawn equipment
- d. A reminder no boats and commercial vehicles are allowed on the street overnight
- e. Questions/Comments
 - i. Concerns about owners not picking up after their dog(s), looking for remedies. A first step is to contact animal control and they will send a letter to the owner
 - ii. Concerns about 3916 – the caretaker has now homesteaded the house and is letting the dog out
 - iii. Concerns about hurricane shutter still up – the shutters are allowed to stay up during hurricane season

VI. Welcome Committee – Mary Sipes

- a. Four new homeowners welcomed to the community
 - i. Larry & Linda Penny – 3964
 - ii. Joseph & Ariel – 3867
 - iii. Anton Kloknun & Elena Lacovleva – 3987
 - iv. Anne & Ramon Caruso - 3933
- b. Two homes for sale and both are contingent 3940 & 3900

VII. Pool – Paul Barton

- a. The pool is in great condition, no berries are getting into the filter now
- b. We did get an unsatisfactory on the pool, the water level was too low – someone turned off the water
- c. If the sign is out for the pool closed, it's there for a reason. Most likely the pool has been shocked and will be closed for 2 hours before it's safe to go in the water again.
- d. Question/Comment:
 - i. With the palm trees by the pool, would it be possible to have them trimmed 3x a year without having to call Southern Roots, just have a contract setup with them? The board will look into this.

VIII. Media Committee – Janice Merkel

- a. Will be creating a list of those who want to help out with different events in the community but not necessarily want to be on the board – 2 have signed up so far
- b. Community Garage Sale date has been set for Saturday, October 26
 - i. Phyllis has volunteered to get the word out
 - ii. Janice will add the event to the community website and use mailchimp to email it out
- c. The newsletter will now be emailed out and a few physical copies will be left at the bulletin board by the pool