



East Bay Plantation

Board Meeting Agenda **07 August 2021 1.5 hours**

President report

- Approval of past meeting minutes
- 2022 director nominations (30 Sep deadline)

Treasurer report - Dena

- Unpaid second half annual dues
- External audit (Sep-Oct timeframe)
- Discussion of 2022 budget
 - o Projected overage at the end of 2021
 - o Potential "credit" towards annual dues
 - o Line item adjustments

Pond report - Jim

Pool & tennis court report – Gary

- Status of new lounge chairs
- Tennis court resurface discussion (prep for Sep general meeting vote)

Grounds report - Phil

ARC - Ray

- Violations & request report

Welcoming committee – Mary & Anne

Old business / new business

- Vote for ARC 3rd violation letters

Capital improvements / projects:

1. Tennis court resurface / new net (\$150)
2. Pool fence (5-6 ft), tennis court fence, swipe card access
3. Repair of wood fencing / replace with wall? at front of community by AT&T box
4. Repair of crumbling concrete sewer drains / road repair (City of Melbourne)
5. Inventory HOA property:
 - a. storage unit - sell off or trash old/unused items
 - b. keys issued - sign out sheet (re-key areas as needed)
6. Digitize old records / documents / clean out storage unit of old items – purge old records per FL statute requirements