



East Bay Plantation

Meeting Type: General Meeting
Date: 05 June 2021
Time: 10:00 am
Attendees: Philip Barry (President)
Jim Donner (Vice-president)
Jacqueline Leierer (Director)
Ramon Caruso (Director)
Gary Roth (Director)
Dena Stone (Treasurer/Acting Secretary)
Janice Scamehorn (Media committee)
Mary Sipes (Welcome committee)

Call to order at 10:00 am

- I. Secretary Report
 - a. Reading and approval of the minutes from the March 13, 2021 general meeting.
 - b. A motion to approved was seconded. All were in favor and the vote of members carried.
- II. Presidents opening statements – Phil Barry
 - a. The HOA financials are well within budget. A proposed budget for 2022 is planned to be available for the August general meeting. There is still a plan to have a one time credit issued to each homeowner towards the 2022 annual dues.
 - b. There continue to be monthly BoD meetings at the pool. These meetings are held the first Saturday of each month at 9am.
 - c. A community directory will be made available to all members. This will include name and address only. The information on the directory and all previous directories should not be shared, especially with outside entities. Phone number and email addresses are for internal use only.
 - d. The resurface of the pool/tennis court parking lot will begin on 14 June 2021. The costs for 3 options were weighed by the BoD who decided to move forward with a full removal of the old asphalt and a new 1.5in layer of asphalt. Properly maintained, this surface should last 20 years.
 - e. A vote was taken to approve the roll-over of the remaining 2020 budget to the 2021 operating account. This motion was passed with 17 yes votes and 1 no vote.
- III. Treasurer’s report – Dena Stone
 - a. Financial report through February 28, 2021
 - i. Total operating account: \$44,162.16
 - ii. Total reserve account: \$116,987.64
 - iii. Total of bout accounts: \$161,149.80
 - b. All of the annual dues for 2021 are current. The second half of the annual dues will be required by 15 July.
 - c. The review of the EBP HOA accounts was performed by Paul Barton. There were only a few minor issues found and his report is on file for any member that may wish to view the report. A full external audit of the HOA books is planned for later this year.
 - d.
- IV. Grounds report – Phil Barry
 - a. There is a request for volunteers to assist with the mulch replacement for the entry of the community
 - b. New plants were purchased for the entry and will be planted this weekend.



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- c. The fence on the north east corner where the AT&T box is located, will be repaired shortly. Volunteers to assist with this project are requested.
 - d. The vegetation behind the southern fence needs to be cut back to prevent damage. Volunteers would be appreciated to make the project easier.
 - e. Homeowners are requested to ensure their trees are properly pruned for the upcoming hurricane season. If contractors are hired, they must remove all debris from the jobsite. They should also be mindful of creating tracks on soft ground especially on HOA property.
 - f. Fox Landscaping will limit the grass trimming around the pond area to prevent excessive algae growth from any clippings falling into the pond.
- V. Lake report – Jim Donner
- a. The reports from the Lake Dr. have all been positive and the pond is in good condition.
 - b. There are large fish being caught from the pond. A reminder to anyone fishing, it is “catch and release.”
 - c. The budget for the lake is will under the projection for this year.
- VI. Pool/tennis court report – Gary Roth
- a. Pool safety equipment and pump fuse have been replaced.
 - b. It was asked to please avoid using oil/sunscreen just before entering the pool to avoid filter clogs which are very costly to repair. The filters are already clogged after only a short period of constant usage. They will need to be replaced soon. There are 3 filters needed for the pool.
 - c. A reminder to all pool goers that no glass containers are allowed in the pool area. If broken glass is found, it would require the pool to be emptied, cleaned and refilled at a tremendous cost to members.
 - d. The pool parking lot will be resurfaced on 14 June. Burton Asphalt will be doing the work to replace the asphalt and paint the new surface.
 - e. The loungers at the pool are deteriorating quickly. Several have become unusable/unsafe. A vote was taken to purchase 8 new lounge chairs at a cost of \$335 each. There were 12 yes votes and 1 no vote.
- VII. ARC committee – Ray Caruso
- a. There were two 3rd violations letters sent. All other violations have been corrected after the first notice. There has been a considerable improvement by homeowners to keep their yards in good condition and following the HOA covenants.
 - b. The ARC will be concentrating on trees and mailboxes for the next month.
 - c. It was requested that any bulk items be brought out on Thursday evening and not left on the curb days prior to the Friday pick up. Please call Waste Management for large amounts of bulk garbage or yard waste. We understand WM has been slow to respond to bulk requests and appreciate homeowner cooperation.
- VIII. Welcome committee – Mary Sipes & Ann Caruso
- a. 3939 – George and Elizabeth Hibbs
 - b. 3867 – Joseph Shon and Hajnal Tamasi
 - c. 3909 – Steward Enterprises, LLC (Leslie Yockey and Cheryl Mammenga)
 - d. 3970 – Dennis Phelps
 - e. 3817 – closing date of 11 June
 - f. 3830 – closing date of 15 June
 - g. 3879 – sold, but no closing date at this time
- IX. Old Business
- a. Jackie has obtained options for the tennis court from Sport Surfaces. The court has several areas of major concern that need to be repaired. Options to include pickleball and basketball were included with the offer. Any member that would like to see the proposal sent to the HOA may request this



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through Jackie. We are still in the initial phase of addressing this project and further discussion will be required with the members before any action is taken.

- b. Pool / tennis court fence & swipe card access
- X. New Business / Miscellaneous / Q&A
 - a. Pot luck - will look into options for an HOA sponsored event
 - b. Community garage sale – possible date for later this year (Sep / Oct / Nov)
 - c. Question with regards to the tennis court net - \$150 to purchase net

Meeting adjourned at 11:45 am.