



*East Bay Plantation Homeowners Association
3979 Saint Armens Circle
Melbourne, FL 32934*

East Bay Plantation HOA General Meeting Minutes

Date: June 8, 2019

Place: East Bay Plantation Pool

Time: 10:00 a.m.

I. Treasurer's Report (Rimy Jassal)

- a. We have only collected 75% of HOA dues so far. All homeowners who have not paid their dues have been issued second notices.
- b. Invoices for the next half dues which are due July 1st will be mailed soon.
- c. The Operating Account as of May 31, 2019 is \$25,621.39, Reserve Account \$98,318.50. Total Expenditures for May is \$17,711.70.

II. Landscape (Steve Sanders)

- a. Steve reminded homeowners that no fertilizing yards was allowed between June 1 – September 1; it's also a city and county rule.
- b. Watering your yard 2x a week is allowed during daylight savings time; yard sprinklers should not be on after 10:00am and before 4:00pm. (<https://www.melbourneflorida.org/departments/public-works-utilities/irrigation-schedule>)
 - i. Homes with odd-numbered addresses (one that ends in 1, 3, 5, 7 or 9) and those homes with no addresses may water on Wednesdays and/or Saturdays.
 - ii. Homes with even-numbered addresses (0, 2, 4, 6 or 8) may water on Thursdays and/or Sundays.
- c. There's currently an issue with the pool sprinkler system; getting some quotes on costs to fix it

III. Lake (Mike Tew)

- a. The lake is in a good condition as this moment.
- b. Timer on the fountain was off – we had someone come out and fix it

IV. ARC (Scott Leierer)

- a. Reminder to everyone who is sending ARC requests to send them to Ebp.arc@gmail.com
- b. Violation letters will be going out in the next couple weeks

V. Pool (Paul Barton)

- a. The pool pump went out completely and was fixed June 7th.
- b. Little seeds were getting into the pump, which were from the East Palatka Holly trees.
- c. Paradise Pool maintenance also removed a large pile of leaves from the pool and filters.
- d. A reminder to not use any lotions with oils in it – causing issues with the filters
- e. Q: If the trees were removed, would something be put in its place? Possibly...this will be discussed by the Board, but whatever is planted must be small enough not to interfere with the pool operation. If the pool closed sign is up, it's for your safety—either too much or too little chlorine or some other maintenance issue.

VI. Welcome Committee (Mary Sipes)

- a. New Homeowners: Alendander and Sarah Kresge - 3869
- b. New Homeowners: Jodie Chiesa & Fiancé Douglas – 3846
- c. New Homeowners: Jesse and Hayley Lim – 3937
- d. Contingent – 3964

VII. Misc

- a. Discussed updating the Houses For Sale Sign to advertise Board and General Meetings dates. When no meeting are scheduled it would simply say "Welcome To East Bay Plantation". It will no longer be used to advertise houses for sale.
- b. Reminder to people with dogs to pick up after them
- c. Reminder to everyone on the Facebook group, please do not call out anyone/house numbers on Facebook with ARC issues, please email the ARC instead. Your posts may be removed if it is considered inappropriate.
- d. The board is looking for any volunteers for the secretary and pool committees. It doesn't have to be just one person – it can be 2-3 people.
- e. The lights were out in the front on the sides against the wall. Paul was going to contact Jim Cameron to help with fixing the lights.

VIII. Questions?

- a. The wall has cracks in it, is there anything in the future for it to be repaired? Yes, it's in the reserve account for next year. Paul and Jim Cameron surveyed the cracks and will attempt to repair as many as we can as soon as we can.
- b. There were talks about who is in charge of the wall by Walmart. It appears it's on Walmart's property so Paul wrote to Walmart Corporation to get it fixed.
- c. Will the community be having a community garage sale this year? Sometime in October worked for everyone. We will advertise the exact date when finalized.