



East Bay Plantation HOA

General Meeting Minutes

Date: 12/4/2021

Place: EBP Pool

Time: 10:00 a.m

Attendees:

- Philip Barry (President)
- Jim Donner (Vice-President)
- Jacqueline Leierer (Director)
- Ray Caruso (Director)
- Gary Roth (Director)
- Dena Stone (Treasurer/Acting Secretary)
- Janice Scamehorn (Media)
- Gary Scamehorn (Media)
- Sylvia Pingree (ARC)
- Mary Sipes (Welcome Committee)
- Anne Caruso (Welcome Committee)

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Meeting was called to order by Phil Barry at 10:03

A. Secretary

1. Phil read the meeting minutes from the September 4th meeting. It was moved and seconded to approve the minutes as read. Passed unanimously.

B. Treasurers' Report

1. Financial report through November 29, 2021
 - a. Total operating account: 20,366.46.71
 - b. Total reserve account: 116,268.50
 - c. Total of both accounts: 136,634.96
2. It was moved and 2nd to approve the report. Passed unanimously
3. All of the annual dues for 2021 are paid.
4. Checked on getting the books for the HOA audited by an outside source. Received a recommendation from our law firm and they gave us a quote for 4,500.00. The board thought this was too high and they were not performing all the items we requested. It was moved and 2nd to postpone the outside audit till 2022, we will continue to have the books audited inhouse as we did in 2021. Passed unanimously.

5. A vote was taken to either roll over the operating money left over from 2021 to 2022 or give a rebate to homeowners. Rollover 23- Rebate -0. We will roll over the excess money to the 2022 operating account.

C. Pool and Tennis court report

1. No issues to report about the pool or tennis court.
2. Need a new monitor for the security camera. HOA will purchase. Doug Nelson volunteered to help with the set up and installation of the security cameras/monitors.
3. Restroom/storage issue will be discussed in 2022.

D. Pond Report

1. The reports from Lake Dr. have all been positive and the pond is in good condition.
2. The budget for the lake is under the projection for this year.

E. ARC

1. Letters have been sent out about mailboxes.
2. Request for painting, trees, and a fence were all approved
3. The ARC will be concentrating on mailboxes for the next month.

F. Landscaping

1. HOA signed a contract with Fox Landscaping for 2022.
2. It was brought to Fox's attention that they were missing the small HOA corner for mowing. They were mowing but not every time, they will monitor it more closely and keep it looking good.
3. The trees along the back fence need to be trimmed. They are pushing on the fence. Phil and anyone who would like to help will trim while Phil is off work during the holidays.

G. Welcoming Committee

1. During the year 2021 the Welcome Committee has welcomed 10 new home owners and 3 new renter families.
2. We have been unable to welcome the new owners at 3849. The house was purchased in July but is still unoccupied.
3. 3869 has a closing date of 12/15 and we will welcome the new home owners as soon as it is convenient for them.
4. 3963 is currently under contract.

H. Media Committee

1. Will work with Doug to get the new monitor set up.

I. Election of Board

1. There we no nomination sent in by the September 30th deadline
2. Phil opened the floor to any nominations
 - a. Sue nominated Jacqueline Leierer who accepted the nomination.
3. There were no other nominations, therefore the top two vote getters from the 2021 election will be on the 2022 board.
4. The new board members are:

- a. Jackie Leierer (3 year term - new)
 - b. Jim Donner (2 year term - retained)
 - c. Phil Barry (1 year term - retained)
5. The new board then among themselves voted for President and Vice President
- a. President - Phil Barry
 - b. Vice President - Jackie Leierer
 - c. Director - Jim Donner

J. Old Business

1. Rehab of tennis court.
 - a. Jackie reviewed the 3 options for the tennis courts
 - 1) Option 1 - The court resurfacing alone with the new tennis net would be \$8,250.00. This is basically keeping what we have with the addition of the pickleball lines.
 - 2) Option 2 - Everything listed in option 1 plus enclosing of the entire court with a fence that looks like our current one with a locked gate and painting the older fence for \$19,250
 - 3) Option 3 - Everything in Option 1 & 2 plus a fixed height basketball hoop and lines for a half court is \$23,750.00
 - b. It was moved and seconded to go with option 1. Passed 20 - 0.

K. New Business

1. The status of the HOA declarations and governing documents was presented to the members. It was required to renew these documents every 30 years, but they were not, therefore we are required to revitalize them per the MRTA statute. This will require about a 6 month process and cost the HOA in the region of \$12,000-\$15,000. The Board had already approved the initial retainer to Clayton-McCulloh to begin the process. This will begin with a verification of all HOA homeowners through a title search followed by a full review of the documents on file with the State of Florida. As details of the process become available, the Board will provide them to the members.
2. As a reminder, all pets must be on a leash unless in a fenced yard and clean up after them.
3. A discussion was had about the consistency of the plaques on HOA property. It was moved and seconded to let the new board decide the outcome in 2022. Passed unanimously.

L. Meeting adjourned at 11:30 a.m.

M. Next General Meeting – March 5th, 2022