



East Bay Plantation

Homeowner's Association Meeting Minutes

Meeting Type: General Meeting
Date: 13 March 2021
Time: 10:04 AM
Attendees: Phillip Barry (President)
Jackie Leierer (Director)
Ray Caruso (Director)
Gary Roth (Director)
Janice Scamehorn (Media Committee)
Dena Stone (Treasurer)
Mary Sipes (Welcome Committee)
Ingrid Santangelo (Secretary)

I. Secretary Report - Ingrid Santangelo

- a. Call to order at 10:04 am
- b. Reading and approval of minutes from December 7, 2020
- c. A motion to approve was seconded. All were in favor and the vote carried.

II. Presidents Opening Statements - Phil Barry

- a. There are 3 directors that are working through several housekeeping issues, such as old files and documents which will be discarded.
- b. An audit of the HOA financials was discussed with the new treasurer.
- c. Monthly Board meetings will be open to members on an informational level and not an open interjection. Specific topics of discussion can be requested prior to these meetings.
- d. The seven years of documents will be retained, the rest will be digitized.
- e. Compliance with HOA By-Laws and Florida Statutes was discussed.
- f. Speeding issues are a problem and how to solve it is still being reviewed. Homeowners are encouraged to note license plate numbers of the offenders and report them to the police. The Nuisance Clause in the By-Laws were referred to as an alternative to curtail the speeding. It was suggested that a letter from our attorney go to the offender.

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 both accounts: \$161,149.80
- b. All of the dues for 2020 have been paid. There were only 2 members that did not pay for 2021. Notices have been sent.
- c. EBP HOA now has a debit card to make purchases in lieu of reimbursement, enabling accurate and efficient accounting.
- d. The annual filing status has been updated with the State of Florida
- e. A vote was taken to forgo the Fidelity bond. A motion to forgo was made by Jim Cameron, seconded by Gary Roth. 22 members voted against and 2 were in favor. The motion to forgo the Fidelity bond was taken.
- f. The president, Phil Barry, Vice president, Jim Donner and the Treasurer, Dena Stone, have the authority to write checks on behalf of the HOA. A two signature check will be used in the near future.
- g. Online payments are being researched. Chase bank charges a \$50 per month fee for this service.
- h. Taxes have been filed for 2020.
- i. The yearend financials will be published.

IV. Grounds Report - Phil Barry

- a. Mulch replacement will be done at the entrance and all of the areas that have mulch.
- b. The sidewalks will be pressure washed in front of the common areas, the pool area, culverts and sewers. Jacobs Pressure Cleaning will do this at a cost of \$1500.
- c. The Swales are deteriorating and will be repaired.
- d. Phil is working with Ann Caruso to plant trees on the south green space. It was decided that the Purple Rain/Jacaranda Tree, which is native to Florida, will be used.
- e. The fence on the northeast corner where the AT&T box is, will be repaired as well as the south fence.



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- i. Ant treatments are also being applied to get them under control.

V. Lake Report

- a. Nothing to report at this time

VI. Pool/Tennis Court - Gary Roth

- a. The pool pump was malfunctioning and has since been repaired.
- 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.
- c. The pool pump runs 12 hours a day, but not at night.
- d. The pool parking lot is in need of repair or replacement, both options are being researched.
- e. The parking lot is for the pool and the tennis court. Overnight parking is not allowed unless prearranged and only in designated spots.

VII. ARC Committee - Ray Caruso

- a. All official violation letters are mailed and can be identified by the return address.
- b. 14 violations have been issued. They were vehicle, sidewalk cleaning, trees and pet violations. There will be a 15 day allowance to reply to the letter.
- c. Gary Roth and Ray have been walking the neighborhood to assure there is compliance with the covenants. This will be done on a monthly basis.
- d. Jackie suggested that the letters be signed by a chairperson and the president, so that they are aware of what and who is in violation.
 - i. The ARC email address will also be included on the violation letter.
 - ii. Steve Santangelo requested that the password for the ARC email, be changed.
 - iii. Special parking needs will be allowed if the president is notified in advance.
 - iv. Sarah Kresqe, who resides at 3869, has volunteered and was voted on the ARC unanimously.

VIII. New Business - Phil Barry

- a. The fencing around the pool will be replaced in 2022.
- b. The tennis court surface was done in 2012 due in 2027.
A re-surface was done in 2014 and is due in 2022.
The net needs to be replaced. There are funds in the account for this.
- c. We are asking for volunteers to research costs for these upcoming projects.
- d. There is discussion on whether to incorporate a basketball court with the tennis court, and ultimately enclose the entire area.
- e. It has been ask if a taller fence can be installed around the pool for privacy.
- f. It was also suggested to change to a swipe card to access the pool area.

IX. Welcome Committee - Mary Sipes and Ann Caruso

- a. Heather and Christopher Werner - 3910
- b. Louis Cox - 3853
- c. Gilbert and Nancy Roux - 3804
- d. For Sale - 3909
- e. For Sale - 3939
- f. For Sale - 3970 (possibly under contract)
- g. Going on the market - 3817

X. Misc/Q&A

- a. Our community has lost two of its resident, Joseph Culpepper of 3802 and John Matteucci of 3963. Our deepest condolence and prayers go out to their families.
- b. The question was raised if Roberts Rules of Order can be followed at the general meetings.
- c. Gary Scamehorn encouraged the members to become more proactive, to educate themselves with the By-laws and covenants to enable a better understanding of what is expected of all of us. Additionally, he reminded us that these are volunteers and consideration should be taken when things aren't done in a timely manner.



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- d. He also suggested that since there is a surplus of funds at the end of the year, that lowering the HOA dues should be considered. Phil agreed and suggested that if the other members agree, we can get a one time credit toward the 2022 assessment if possible.
- e. Jackie suggested that having a full audit done considering the changes that occurred in 2020, then a review thereafter. Phil agreed that a full audit from an outside firm, which hasn't been done since 2019.
- f. Paul Barton volunteered to do the review of the 2020 account.

Meeting adjourned at 11:45 am.