



East Bay Plantation HOA

General Meeting Minutes

Date: 12/02/17

Time: 10:30 a.m.

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A. Secretary's Report

1. Announced cabana cleaning job – reviewed duties and pay
2. Reviewed Christmas decoration contest and provided bows for contestant designation

B. Treasurer's Report

1. Reviewed year to date budget vs. actuals and discussed options for investing reserves funds; Board determined the amount of interest to be earned was negligible and it was preferred to keep the funds available as cash
2. Reviewed remaining work to be done with 2017 funds for landscaping at front entrance and around pool

C. Landscape and Grounds Report

1. Landscaping – discussed landscaping bids for 2018 contract and forthcoming decision to replace current contractor
2. Pest control – announced the new pest control contractor, eCore
3. Irrigation system – discussed upcoming irrigation inspection and performance of any necessary maintenance that is determined necessary

D. Lake Report

1. Fountain and lights – discussed changing lights to red and green for Christmas; owners voted yes
2. Fish/critters – discussed fish population and state of the lake, upcoming addition of more grass carp

E. Pool and Tennis Court Report

1. Pool issues – discussed the pool filter issue caused by suntan oil use; demonstrated the effects of suntan oil on pool filters by showing one that had recently been replaced
2. Tennis court – no discussion, all is well with the tennis court

F. Committees Report

1. Welcome Committee
 - a. Homes for sale – 3818, 3926, 3851 are all on the market
 - b. New home owners – welcomed all new homeowners; recent home sales include 3834 (Gonzalez/Aguirre), 3842 (Henderson), 3905 (Leierer), and 3924 (Gilbert)
2. Media Committee
 - a. Website – reviewed website updates and email opt-in for emergency notifications; requested suggestions from owners for desirable features
 - b. Facebook Group – reviewed Facebook group and email opt-in for group participation

3. ARC Committee
 - a. Inspection – reviewed most recent inspection findings and let owners know that roof mold is a current problem that needs to be worked
 - b. ARC Applications – reviewed 2017 ARC applications, 59 processed; reviewed guidelines for turning in applications (2 copies submitted one week prior to work)

G. New Business

1. 2018 Budget – reviewed the changes in the 2018 budget and the reduction of association dues
2. 2018 Meeting Dates – reviewed the dates and locations for 2018 meetings; requested vote on venue; community voted for all meetings at the pool; Board agreed to hold the next two meetings at the pool and determine if hotter months are viable

H. Nominations/Election of Board Members

1. Vote via ballot in ballot box or PO box – provided ballots and reviewed voting procedures
2. Results will be tabulated by the Secretary and announced in January with invoice mailing

I. Owner Q&A

1. Owners reporting flooding issues on properties facing the wall on Post Road; Board to review and determine solution options
2. Owners expressed concern about the landscaping outside the wall on Wickham Road; new landscaping vendor has assured the Board they will maintain this area on a weekly basis
3. Owners requested the Board consider installing a playground area as many young families have been moving into the community; Board to review locations, cost of equipment, and liability insurance issues
4. Owners requested that the Post Road entrance wall be examined for some touchup painting; Board agreed to look into this and perform any required maintenance
5. Owners expressed concern about the problem house in the community; Board reviewed current status and reminded community to report when they see something amiss by calling 911 or the non-emergency number
6. Owners expressed concern about renters becoming problem issues and asked if the Board required background checks; current Community Rules and Regulations require owners to perform due diligence prior to renting, HOA is not responsible for this action
7. Owners requested that home sales information be available on website for informational purposes; Media team agreed to develop a page for this and Treasurer will provide data on a timely basis