



East Bay Plantation

Homeowners Association Meeting Agenda

Meeting Type: Board Meeting Minutes
Date: Wednesday, October 30, 2024
Time: 5:30 PM
Place: Pool

Ingrid Santangelo- Vice President

Cheryl Mendelsohn- Director

Sue Sorenson- Director

Melissa Tuite-Secretary

Mary Sipes- Welcome

A. Secretary Report

- a. Read minutes from September 5, 2024. A motion was made by Sue Sorenson, 2nd by Ingrid Santangelo- Minutes approved

B. President Report

- a. End of year packets- Request for funds approval for copy fees and postage. Motion was made by Sue, seconded by Ingrid to approve expenditure. Approved
- b. 2025 Budget reviewed and evaluated. Motion to accept the 2025 budget proposed and to raise the HOA assessment by \$14 to meet increase in vendor pricing. Assessment fee will go from \$472 to \$486 in 2025. A motion was made by Cheryl and seconded by Sue. Budget and assessment adjustment approved.

C. Treasurer's Report- a motion was made by Ingrid and 2nd by Sue to approve the treasurers report. Board Approved.

- a. . Current account balance as of September 30, 2024
 - i. Operating: \$18,270.85
 - ii. Reserve: \$33,881.27 and \$75,000 in CD
 - iii. Total: \$127,371.62

b. Past dues

- i. Status- One Outstanding HOA fees-
 - 1. Letters sent and late fees added

c. Independent Tax audit for HOA

- ii. Status- was completed by SMB during the transition

D. Committee Reports

a. ARC

- i. Deferred to next meeting

b. Landscape

- i. Discussion on the landscaping in entry way. Juniper needs to be removed. Will revisit this topic in the November timeframe.. Sue received a proposal from Pro-Mow LawnCare for removal. Need to review at the next meeting.
 - c. Lake
 - i. Deferred to next meeting
 - d. Pool/Tennis Court
 - i. Deferred to next meeting
 - e. Irrigation
 - i. Deferred to next meeting
 - f. Media
 - i. PWs updated for ARC box were sent out.
 - ii. Reminder that end of year packet development is coming up quickly. Gary S. volunteered to assist but it will take a lot of people working together to get all of the pieces put together for mail out end of October.
 - g. Welcome
 - i. Mary asked for clarification on the ARC email box. The correct email is ARC.EBP@gmail.com.
 - ii. Also needs more keys for welcome kits- Ingrid will procure more keys and give to Mary
- E. Misc.
 - a. Potential future projects for 2024
 - i. The front parking lot needs to be resealed.
 - b. Confirm date & time for community social & garage sale
 - i. Proposed date for neighborhood garage sale- November 9th.

Meeting Adjourned: 6:10 pm