



East Bay Plantation

Meeting Type: Directors Meeting
Date: May 01, 2021
Time: 09:00 am
Attendees: Philip Barry (President)
Jim Donner (Vice-president)
Jacqueline Leierer (Director)
Ramon Caruso (Director)
Gary Roth (Director)
Dena Stone (Treasurer / acting Secretary)
Janice Scamehorn (Media committee)
Mary Sipes (Welcome committee)

1) Secretary

- a) Secretary not in attendance – Phil moved to have Dena Stone take the minutes at the meeting, seconded by Jackie. Passed 5-0

2) Presidents' Report

- a) Review of past meeting minutes
 - i) Jan 9th - made 2 small corrections. Phil moved to accept, Gary second - passed 5-0
 - ii) Jan 23rd - made 1 correction. Phil moved to accept, Jim second - passed 5-0
 - iii) Feb 6th - made 3 corrections. Phil moved to accept, Jim second - passed 5-0
 - iv) March 13 - Phil noted some items missing that need to be added. Phil moved to accept, Jim second - failed 0-5. Phil will work with Ingrid to make the necessary updates.
- b) Status of Secretary position
 - i) Phil is talking to someone who might be interested in taking over the position of Secretary starting at the next general meeting.
- c) Email sent to MLB city engineer for streets/sidewalks/drains
 - i) Pothole fixed but no word back on sidewalks or drains
 - ii) Phil will try to escalate to the next level within the city.
- d) HOA member directory
 - i) Phil moved and Jim second that we only print members' names and addresses. No phone numbers or emails will be listed. Passed 5-0
- e) Update contact information with vendors
 - i) Please update the contact information with the vendors you are working with. Some still have old board members and information is getting lost or not answered in a timely manner.

3) Treasurers' Report

- a) Status of 1 non-payment for annual dues
 - i) Sent a certified letter on April 13, it was received on April 15. We have not received payment as of May 1. It was moved by Phil to take the issue to the lawyer and second by Gary. Passed 4-1. It was agreed that Jackie has one week to make contact with the owners to see if they will make a payment before going to layer.
- b) Internal Audit results
 - i) Gave all the info to Paul for internal audit for 2020. We have two outstanding issues. The financial end of year report needed updates and members need to vote on what to do with the excess money from 2020. The end of year report has been updated and voting will take place at the June general meeting.
- c) ARC violations with estoppel reports
 - i) All estoppel letters will now include a check for ARC violations.



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4) Pool and Tennis court report

- a) 2 violations with the Health department. Needed a new life preserver and rope. Gary purchased and we are now compliant.
- b) Pavers are falling off. Ray will look into repairs
- c) Pool furniture was purchased in 2005 and 2007. Two lounge chairs are beyond repair and most others need new straps. To purchase new lounge chairs, it would be \$320 per chair. It was decided to bring this up at the next general meeting for a vote
 - i) Repair current chairs
 - ii) Replace just the 2 broken chairs
 - iii) Replace all the pool furniture

5) Pond Report

- a) Nothing new with pond
- b) Gary wanted to remind homeowners that they are responsible for any damage done by vendors on HOA property around the pond

6) ARC

- a) Still having issues with homeowners not picking up after their pets. Will add an article in the newsletter
- b) At this time most violations have been fixed
- c) Moving forward it was decided on the following notices
 - i) 1st notice written
 - ii) 2nd notice written
 - iii) 3rd notice written and add that HOA privileges may be suspended (pool/tennis court and voting) for 60 days and/or referral to HOA attorney

7) Landscaping

- a) Have paint for curbs
- b) Fence repair will take place. Will add an article in the newsletter for volunteers to help with labor.
- c) Resurface of pool parking lot
 - i) Phil sent out 6 requests for estimates / 3 responded
 - ii) Phil moved and Ray second to hire Burton Asphalt for a new pad. Vote to move forward with pavement of pool parking lot : 5-0

8) Welcoming Committee

- a) 3939 sold on April 12 but have not been able to welcome the new homeowners since they have not moved in yet.
- b) 3817, 3879, and 3970 are all under contract.
- c) 3090 has a for sale coming soon sign but not listed yet.

9) Media Committee

- a) Will be sending out newsletter in May
- b) Will work with Gary on getting new bigger monitor for pool

10) Capital Improvements/Projects

- a) Jackie will help Phil with getting bids and ideas for updating the tennis court area. Also new fencing for the pool and tennis court area.

11) Next General Meeting – June 5th, 2021

Meeting adjourned at 10:12am