



East Bay Plantation HOA

General Meeting Minutes

Date: 3/5/2022
Place: EBP Pool
Time: 10:00 a.m
Attendees:

- Philip Barry (President)
- Jacqueline Leierer (Vice-President)
- Jim Donner (Director)
- Dena Stone (Treasurer/Acting Secretary)
- Jim Cameron (Pool Chairperson)
- Ray Caruso (Pool/ARC Chairperson)
- 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 10:01

A. Secretary

1. Phil read the meeting minutes from the December meeting. It was moved and seconded to approve the minutes as read. Passed unamamasly.

B. Treasurers' Report

1. Financial report as of March 1, 2022
 - a. Total operating account: 48,747.33
 - b. Total reserve account: 116,277.45
 - c. Total of both accounts: 165,024.78
2. It was moved and 2nd to approve the report. Passed unamamasly
3. We have around 8 homeowners who have not paid their dues for 2022 yet.
4. Completed the filing of the Annual Report..
5. Looked into the price to downsize our storage unit. Currently we have 4x6 unit for 531.30 a year. We can move to a 3x5 unit for 347.05 a year. That would be a savings of 184.25. A vote by the board was taken and passed by all to move to the smaller unit.

C. Pool and Tennis court report

1. Did some upkeep to the pool area
 - a. Painted the bottom of the post

- b. Painted in bathrooms
 - c. Replaced the timers
 - d. Repaired the toilets
 - e. Add needle around pump pipes to deaden the noise
2. The State of Florida Health Department requires a new sign for the pool. Jim and Ray are working on getting the sign updated and will pick it up and post it in the pool area next week.
 3. See Tennis court updates in Old Business

D. Pond Report

1. The reports from Lake Dr. have all been positive and the pond is in good condition.
2. The cost for our monthly service has increased for 2022 by 2.00 a month.

E. ARC

1. Jackie is working on getting the last 7 years of request digitized
2. Has a couple requests for painting this year, all were approved.

F. Landscaping

1. Need to trim the trees behind the north fence as it is pushing the fence. Phil will get the cost of getting this done. He will also contact the owners of the property that backs up to the fence to discuss who will pay.
2. It is time for the annual tree trimming, Phil will get this schedule.

G. Welcoming Committee

1. We welcomed Leslie Bailey and her mother Easter Colins to their new home at 3869. They moved here from Missouri.
2. Hugh Davis and his wife Kynn Krause moved into 3936. They are local and moved here from a townhome.
3. Lisa Brideau was welcomed to her new home at 3963. Her husband Norman is still working in Vermont but plans to retire soon.
4. We also welcomed Christopher Hoffman and his son Zachary. They are new renters at 3867.
5. We still have not been able to welcome the new home owner at 3849. It closed last year on July 30 but they have not moved in yet..

H. Media Committee

1. East Bay Plantation will have a community garage sale on Saturday March 19th from 8am-12pm.
2. Have a monitor and are working on hooking it up to the security cameras.

I. Old Business

1. Rehab of tennis court.
 - a. Jackie is working with Mary at Sport Surfaces on the resurfacing of the tennis courts. We have made the first installment. Once our check is received, they will schedule a date for the work to start. We will communicate this date to the home owners via email and facebook.
2. Revalidation of HOA

- a. The title check has been completed
- b. They are now in the process of reviewing all documents filed with the state.
- c. We will receive a letter that the HOA will need to distribute to all homeowners.
- d. add the rest here, this is where I Got behind
- e. Add letter from lawyer about the paper Phil gave us.

J. New Business

1. Overnight street parking was brought up. Phil will look into our HOA bylaws and the city rules to see if they align.
2. Community Outreach - Ingrid asked if we had a program or if one was needed. She agreed to write up a proposal to start this up for the community and present it to the board.
3. Since we voted to have the smaller storage unit, the items from the old unit will need to be moved. Dena will move all items from the old unit to the new one. She will also update the names of the current board for access.

K. Meeting adjourned at 11:10 a.m.

L. Next General Meeting – June 4th, 2022