



East Bay Plantation

Homeowners Association Meeting Minutes

Meeting Type: Board Meeting Minutes

Date: Thursday, Sept 5, 2024

Time: 5:00pm

Place: EBP Pool

Attendees:

Ingrid Santangelo- Vice President

Jim Cameron- Resident/Pool

Jackie Leierer- President

Ray Caruso-ARC

Melissa Tuite-Secretary

Anne Caruso-Welcome

Cheryl Mendelsohn- Director

Mary Sipes- Welcome

Sue Sorenson- Director

Gary Scamehorn- Media

Meeting started 5:10pm

A. Secretary Report

- a. Read minutes from May 2, 2024- a motion was made by Ingrid, 2nd by Cheryl- Minutes approved
- b. Read minutes from August 8, 2024- a motion was made by Ingrid, 2nd by Cheryl- Minutes approved.

B. President Report

- a. Updates accounting group- SMB LLC. and POC change. Meetings set up with SMB, VP, Pres and Secretary to review financials, report preparation for meetings, vendor accounts, communication flow.
- b. New HOA laws in effect statewide on July 1, 2024 - The new HOA laws have been sent to the Board by legal. New laws need to be distributed to residents by 1st of October. After discussion, determination was made that we will send through postal system. Gary will create the copies and Cheryl volunteered to assist Secretary in putting envelopes together with postage. The Welcome committee will include these new laws in the Welcome kits. The Board will need to review the Home Owner Guides and will update prior to January 15th.
- c. Landscaping Quotes - Abra Cadabra Stump Removal - Board received a proposal to grind down stumps on Walmart wall and level with existing dirt. A motion was made by Sue 2nd by Cheryl to accept the \$500.00 quote for getting this work done.
- d. Video/Alarm system for cabana and pool. And WIFI consideration- After discussion the board will seek the assistance of local authorities and community service officers in the additional monitoring of activities at the pool, especially after hours. Ingrid will follow up with the proper channels for their assistance. The pool will continue to be monitored by camera and video.

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 July 31, 2024
 - i. Operating: \$26, 358.15
 - ii. Reserve: \$33,800 and \$75,000 in CD
 - iii. Total: \$135,158.15
- b. Past dues

- i. Status - Two Outstanding HOA fees-
 - 1. Letters sent and late fees added
 - c. Independent Tax audit for HOA
 - i. Status- to be conducted by SMB accounting firm
- D. Committee Reports
 - a. ARC
 - i. Discussion on processes. Will begin having posted ARC meetings once per month to review and address any issues. The liaison to the Board will be present at these meetings to facilitate more efficient communications with each other and the residents.
 - ii. Need a new chair to fill current ARC chairmen role.
 - b. Landscape
 - i. Discussion on the landscaping in entry way. Juniper needs to be removed. Will revisit this topic in the November timeframe.
 - c. Lake
 - i. Now that the water is back up in pond, we will seek guidance from Johanna and Lake Doctor for restocking to keep pond environment healthy.
 - ii. Lake Doctor fees going up in October from \$134 to \$145
 - d. Pool/Tennis Court
 - i. New filter installed
 - e. Irrigation
 - i. Fixed
 - f. Media
 - i. Need to order more letter tiles.
 - ii. PWs updated for ARC box
 - iii. Reminder Year End Packet is coming up quickly. Gary 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: 6:54pm