

East Bay Plantation HOA

General Meeting Minutes

Date: December 7, 2019

Place: East Bay Plantation Pool

Time: 10:00 a.m.

I. Secretary Report – Janice Merkel

- a. Janice read the minutes from the September 28th meeting
- b. Meeting minutes approved

II. Treasurer’s Report – Rimy Jassal

- a. There’s a new invoice with 2 slips for the 2 payments in the packet, it can be paid semi-annual or all at once. No other invoices will be sent.
- b. If the payments are late, there will be a \$25.00 late fee along with 7.5% interest
- c. \$103,664.56 in the reserve account as of 12/5/2019
- d. \$13,837.15 in the operating account as of 12/5/2019
- e. Spent 62% of the budget
- f. There is still some unpaid bills for December, which will leave with the operating account with about \$7,000 or \$8,000 – By Florida Law there are only two options for leftover funds:
 - i. Rollover to the operating account
 - ii. Give back to the owners (majority vote to rollover the leftovers)
- g. Rimy came up with a solution to help the HOA save money
- h. The HOA dues were retained at \$472.00
- i. Question: Why would the assessment fee remain the same with the amount of leftovers instead of going down?
 - i. To have as a backup in case of unexpected legal or common area repairs

III. Lake Report – Sue Sorensen (filling in for Mike Tew)

- a. The fountain, pump, timer, and lights are all working
- b. No algae because of the times the fountain turns on and the cooler weather

IV. Landscape Report – Phil Barry

- a. The trees will be cut this week around the pool
- b. Sidewalks were pressure washed and all the culverts
- c. Concerns with the trees growing over the wall and getting them cut back; found out the top of the wall is painted Styrofoam
- d. Dog and cat issue – article will be on Facebook, in the newsletter and on the website (article was given to those at the meeting)
- e. Paul showed the sign that would be placed in the front and back of the community

V. ARC Committee – Mary Gagnon

- a. Quiet time for ARC requests
- b. Some driveway and paint requests
- c. Any questions call Mary Gagnon
- d. Basketball goal issue – trying to come up with a solution as various comments were made by homeowners on how to get the basketball goal to be hidden at night
 - i. Could amend the covenants (would need 61 votes)
 - ii. Sue and Mary volunteered to talk to the owners

VI. Welcome Committee – Sue Sorensen (filling in for Mary Sipes)

- a. 2 homes for sale 3861 and 3916

VII. Voting Results

- a. Sue Sorensen voted in to remain as President
- b. Mike Tew voted in to remain as a Director
- c. Phil Barry voted in to remain as a Director
- d. Write-in nominations:
 - i. Paul – Director role (if he would consider it)
 - ii. Mary Gagnon – Vice President

To all DOG and CAT owners...

There have been numerous complaints about pets in EBP, from poop not being picked up to loose/stray animals. In an effort to advise all owners about their responsibilities per civil law and HOA rules, we provide the following summary.

Civil laws- Brevard County Code 14 Sec. 14-52:

1. Fines range from \$40 - \$500 each not including fees for impoundment. Multiple fines can be charges per incident.
2. Dog and cats MUST BOTH abide by leash laws. Cats may NOT roam freely in the neighborhood. Fines could start at \$110 for unleashed animals!
3. Animal "at large" is considered any pet not under control of an owner off their property. This refers to both dogs and cats.
4. Dogs and cats may not defecate on property without picking up

<https://www.brevardsheriff.com/home/commands-services/operational-services/animal-services/>

HOA rules/covenants - Article VIII Section 5:

1. Pets cannot constitute a nuisance to any homeowner.
2. A limit of 4 TOTAL pets may be kept in a household.
3. Pets may not run loose on any lot. They must be kept inside, on a leash, or behind a fenced yard.
4. Solid pet waste shall be picked up from any lot or common area of the community.

Please be respectful of your neighbors! Not everyone is a dog or cat lover, so do not assume anything. Requiring pets to be on leashes are for everyone's safety - owners, pets, and our neighbors. Picking up after your pet is just common courtesy. If you are unable to look after your pet, then consider a pet service or ask a neighbor to help. For owners that allow their cats to roam freely, consider the following: my yard is not your cat's litter box; there are predators that may kill or injure your cat; we do not appreciate listening to cat fights at 3am. Pet ownership is a great responsibility, but do not forget to respect your neighbors as well!

Due to the number of pet complaints being received, they will be turned over to the Brevard Sheriff's office for follow up of any civil violations until further notice. Pet owners will be held responsible by the Sheriff's office. The HOA Board hopes the many pet issues being experienced in EBP will soon be under control and internal HOA violation letters will be enough deterrent.

Please be aware some violators are not residents in EBP, but if you are able to identify them or where they live, the Sheriff's department can follow up. Phil Barry has volunteered to head up this initiative from the HOA board. Individual homeowners can contact Animal Control with the Brevard Sheriff's office (321-633-2024) or email Phil with the complaint. Be sure to include the day, time, description of the incident, and most importantly, the name and/or address of the violator.