



# *East Bay Plantation HOA*

## **Board Meeting Minutes**

**Date:** 11/6/2021

**Place:** EBP Pool

**Time:** 9:00 a.m

**Attendees:**

Philip Barry (President)  
Jim Donner (Vice-President)  
Jacqueline Leierer (Director)  
Ray Caruso (Director)  
Gary Roth (Director)  
Dena Stone (Treasurer/acting Secretary)

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**A. Executive Session**

1. Jackie moved and Ray second to move to Executive Session, Passed 4-0
2. Executive Session opened at 9:07
3. Executive Session adjourned at 9:28

**B. Board Meeting**

1. Meeting opened at 9:30
2. **Attendees:**
  - a. Philip Barry (President)
  - b. Jim Donner (Vice-President)
  - c. Jacqueline Leierer (Director)
  - d. Ray Caruso (Director)
  - e. Gary Roth (Director)
  - f. Dena Stone (Treasurer/acting Secretary)
  - g. Mary Sipes (Welcome)
  - h. Syliva Pingree (ARC)

**C. Presidents' Report**

1. 2020 Director nomination and election process for December General Meeting
  - a. All ballots must be made in person or by proxy at the meeting on December 4th. No mail in votes.
  - b. We will have a max of 3 Directors
  - c. We will take nominations from the floor on December 4th.
  - d. If we don't receive any nominations from the floor, the current board (top 3 vote getters from the 2020 ballot) will remain. If we have 1 nomination, then the top 2

current board members will remain. And if we have 2 nominations, then the top director will remain.

e. The person who receives the most votes will take on a 3 year term, the 2nd most votes will have a 2 year term, and the 3rd vote getter will have a 1 year term.

f. The 3 new directors will then vote for president and vice-president.

2. Set Agenda for December General Meeting

a. AGENDA

**Call to order:** 10:00 A.M.

**Secretary's Report**

**Treasurer's Report:** Assessment evaluation and payments, outside audit, vote on excess income

**Committee Reports:** ARC, Landscape, Lake, Pool/Tennis Court, Media, Welcome

**Unfinished & Old Business:** As required

**Election of Board:** For term starting January 2022

**Appointments:** Treasurer/ Secretary

**New Business:** 2022 Budget & 2022 HOA Meeting Dates

**General discussion by members:** As time permits

**Adjourn:** 11:30 P.M.

**D. Treasurers' Report**

1. Current Financial report

a. Operating Account - \$25,247.22

b. Reserve Account - \$116,268.50

2. External Audit

a. We reached out to our Lawyer and received a referral for an internal audit of the books for 2020.

b. The bid came in at a minimum of \$4,500.00

c. The Board will recommend at the general meeting to not accept this bid and table the internal audit.

**E. Pond Report**

1. Pond is good, no new news

**F. Pool and Tennis Court**

1. No issues with the pool or tennis court.

**G. Grounds Report**

1. Fox Landscaping will be presenting a bid for next year's mowing. There will be an approximate 3% increase from this year. Jackie moved and Ray second to accept the bid from Fox Landscaping for the 2022 year. Passed 5-0

2. Christmas Decorations. It's that time again. The board recommended not to spend much money on decorations this year and try to use what we have from last year.

## **H. ARC**

1. Approved
  - a. New vinyl fence
  - b. Addition to the back of the house.

## **I. Welcoming Committee**

1. In September we welcomed new renters at 3957 St Armens Circle. They are Weslie Burns and Wyatt Dalzell.
2. In October we welcomed:
  - a. John Shomaker at 3944
  - b. Tammy and Ray Jack at 3817
  - c. Kyle and Veronica Neterer at 3937
3. 3849 closed on July 30, but new homeowners have not moved in yet.
4. 3869 us under contract and expected to close in December
5. The Welcome committee needs more paper copies of the HOA Guidelines for new homeowners.

## **J. Old Business/New Business**

1. Pool Bathroom Remodel
  - a. Jim moved and Ray seconded that the board will recommend at the general meeting that the remodel should be tabled till 2022. Passed 5-0
2. Tennis court resurface
  - a. Ray moved and Jackie seconded that the board will recommend that we proceed with Option 1 of the proposal (resurfacing the court, new striping, and new net) at the general meeting on December 4th. Passed 5-0

## **K. Meeting adjourned at 10:21 a.m.**

## **L. Next General Meeting – December 4th, 2021**