



East Bay Plantation HOA

Board Meeting Minutes

Date: 7/19/2022

Place: EBP Pool

Time: 6:00 p.m.

Attendees:

- Jacqueline Leierer (Acting President)
- Jim Donner (Director) Absent
- Dena Stone (Treasurer/acting Secretary)
- Gary and Janice (Media)
- Mary Sipes (Welcome)
- Ray (ARC and Pool)

=====

A. Meeting started at 6:20pm (delayed due to the weather)

B. Presidents' Report

1. Phil Barry officially resigned on June 1, 2022. Jacqueline Leierer will be acting President till the next election in December
2. Jim Donner officially resigned on July 10, 2022. Which leaves us with just 1 board meeting. We need a minimum of 2 board members to conduct business.
3. Mary Lynn Krause (3936) has volunteered to become a board member till the December elections.
4. Janice has volunteered for the open Secretary position. A vote was taken and passed 2-0 to accept her offer of Secretary starting August 1, 2022.
5. Status of MRTA application from Attorney
 - a. Jacqueline has been in talks with the lawyer and we are in the final stages with the paralegal before it moves on to the lawyer.
 - b. It is asked the community to stop spreading rumors about the HOA and if you have any questions to ask the board members.
 - c. Board will be gathering questions for homeowners for meeting with lawyer.

C. Treasurers' Report

1. Current Financial report
 - a. Operating Account - \$35,146.59
 - b. Reserve Account - \$121,585.13
2. Paradise Pool
 - a. The prices for the monthly service will increase starting August 1.
3. Year-end Packet
 - a. Will start working on the draft for the board members

4. Dues
 - a. We have 18 homeowners that still need to pay dues for 2022.
5. External Audit
 - a. The 2021 audit of the books has been completed.

D. Pond Report

1. All reports for the pond are good. Need to Follow up with Jim to see if he is going to be the point of contact for the lake or there needs to be a new person.

E. Pool and Tennis Court

1. The broken tile around the pool was repaired on July 1.
2. Reminder to the community, the pool is closed every Tuesday from 9am-4pm for cleaning
3. New Tennis Court surface will start in July/August.

F. Grounds Report

1. Looking for a volunteer to be the Chairperson (contact person) for Grounds now that Phil has resigned.
2. Need to look into getting the sprinklers repaired.

G. ARC

1. Homeowners discussed specific lots and who has a fence and who wants to put up a fence; referencing the covenants on what's allowed and what's not.
2. No violations to report.

H. Welcoming Committee

1. New homeowners at 3957 & 3964, new renters at 3910
2. 3929 is under contract
3. 3849 is now up for sale

I. Media

1. Email will become the main source of communication. Facebook and message board will be secondary.
2. Media will be setting up Lynn with the East Bay Plantation VP email.

J. Old Business

1. Board will review and update the 5-year plan.

K. New Business

1. No new business.

L. Meeting adjourned at 7:02 p.m.