



East Bay Plantation

Homeowners Association Meeting Minutes

Meeting Type: General Meeting

Date: Saturday, June 22, 2024

Time: 10:00am

Place: EBP Pool

Attendees: Jacqueline Leierer – President
Ingrid Santangelo – Vice President
Cheryl Mendelsohn – Director
Sue Sorensen – Director
Ronnie Portwood – Director
Melissa Tuite – Secretary

Meeting started at 10:02am

- A. Secretary's Report
 - a. Minutes were read from March 2, 2024 Annual Meeting - Approved
- B. President's Report - Approved
 - a. Updates and Reminders
 - i. Be considerate
 - ii. HOA dues for this year were not increased. We might need to add \$25 as the vendor fees have all increased
 - iii. Motion to increase the fees by \$25.00 by Cheryl and second by Johanna.
Discussion deferred to Miscellaneous on the agenda
- C. Treasurer's Report
 - a. Current account balance as of May 31, 2024
 - i. Operating: \$24,749.29
 - ii. Reserve: \$108,875.46
 - iii. Total: \$133,624.75
 - b. SMB
 - i. Information provided via mail about our new accounting firm SMB.
 - c. HOA Mailbox request
 - i. Please put your dues in an envelope prior to dropping in HOA mailbox. Envelope should be marked: HOA DUES and your house number(s). If it is an ARC form, please mark with ARC and house number(s).
 1. Notices were sent out to homeowners who had dues due in June.
 2. Reminders for dues will be sent again in January.
 3. In January 2025, HOA dues can be paid online (as well as in the HOA box)
 - d. CD with Chase
 - i. HOA invested \$75,000 into a 9-month CD with Chase.
 - e. Late notices to go out.

D. Committee Reports

- a. ARC
 - i. Please continue to submit ARC forms before any work is completed
- b. Landscape
 - i. Investigating options for tree stumps left by Walmart wall which are interfering with lawn service.
- c. Lake
 - i. Will add additional fish to pond as recommended when the pond fills with some additional water.
- d. Pool/Tennis Court
 - i. Reminder to homeowners, the tennis court is only for pickleball and tennis.
- e. Media
- f. Welcome
 - i. Mary Sipes and Anne Caruso reported on the new neighbors they had welcomed and that there were currently three houses on the market in EBP.

E. Misc.

- a. Motion was made by Cheryl and seconded by Johanna to increase dues by the \$25 dollars that was decreased last year. Discussion resulted in an action for Board to review the increased expenses and additional fees by SMB to see if \$25.00 was enough or if fees would need to go up even more for the next fiscal year.

Meeting ended: 11:11 am