



# *East Bay Plantation*

## Homeowners Association Meeting Minutes

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Meeting Type: General Meeting  
Date: Saturday, March 2, 2024  
Time: 10:00am  
Place: Pool  
Attendees: Jacqueline Leierer – President  
Ingrid Santangelo – Vice President  
Cheryl Mendelsohn – Director  
Sue Sorensen – Director  
Ronnie Portwood – Director  
Janice Scamehorn – Secretary/Treasurer

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### Meeting started 10:05am

#### A. Secretary's Report

- a. Minutes were read from December 2, 2023 Annual Meeting

#### B. President's Report

- a. 2024 Board introduction
  - i. All Board members were present and introduced to the community.
- b. 2025 future association due increase
  - i. Homeowners were informed to expect a potential increase to the HOA dues as the rate of vendor prices are increasing.

#### C. Treasurer's Report

- a. Current account balance as of Feb 29, 2024
  - i. Operating: \$34,973.12
  - ii. Reserve: \$107,623.76
    1. The community asked the Board to look into CDs to help grow the reserve account.
  - iii. Total: \$142,596.88
- b. Taxes and annual State Board filing
  - i. These will be filed before their due dates of March and May 2024.
- c. Late dues: second notice letters

#### D. Committee Reports

- a. ARC
  - i. Please continue to submit ARC forms before any work is completed.

- ii. Future violation letters
  - b. Landscape
    - i. Tree knocked down against the north entrance wall
  - c. Lake
    - i. Everything is good with the lake
    - ii. Fountain lights to be rechecked and see if they are working properly.
  - d. Pool/Tennis Court
    - i. Reminder to homeowners, the tennis court is only for pickleball and tennis.
    - ii. The pool parking lot is for any visiting, not for homeowners to park their cars.
  - e. Media
    - i. Mailers were emailed out about needing volunteers to fill positions.
  - f. Welcome
    - i. Holli C. & Ryan K. – 3936
    - ii. Gillian C. – 3906
    - iii. Removed from the market - 3947
- E. Misc.
- a. Open positions: Secretary & Treasurer
    - i. Potential management company if no volunteer for Treasurer
    - ii. Janice Scamehorn put in her resignation as Treasurer for March 18, 2024 and will assist in the transition
    - iii. Unanimous yes to move forward in getting quotes to outsourcing the Treasurer position if no volunteers step up.
  - b. Spring Garage Sale & Community Social
    - i. Garage Sale, April 27
    - ii. Community Social, April 6

**Meeting ended 11:22am**