



East Bay Plantation

Homeowners Association Meeting Agenda

Meeting Type: Board Meeting
Date: Thursday, July 6, 2023
Time: 5:30pm
Place: Pool
Board Attendees: Jacqueline Leierer – President
Lynn Davis – Vice President
Jodie Chiesa – Director
Ingrid Santangelo – Director
Janice Scamehorn – Secretary/Treasurer

Meeting started 5:31pm

A. Secretary's Report

- a. Read minutes from May 4, 2023 board meeting - there was a motion to approve, with a second

B. President's Report

- a. Update on HOA Revitalization
 - i. The Board heard back from HOA lawyer on June 19, 2023 about the decision from the DEO and East Bay Plantation is officially revitalized. The next step is to give all homeowners their revitalization packet and Janice S. to complete and return the notarized affidavit to the HOA lawyer.

C. Treasurer's Report

- a. Update on HOA Account
 - i. Operating Account: \$15,454.27
 - ii. Reserve Account: \$ 120,559.07
 - iii. Total: \$ 136,013.34
- b. 2022 & 2023 HOA Annual Dues
 - i. 2022: 2 outstanding homeowners
 - ii. 2023: 12 outstanding homeowners
 - iii. Reminder to homeowners to keep track of their payments and notices will only be sent out to those who have not paid past the deadline.
 - iv. Please send the correct amount for \$472 (full year) or (\$236 half).

D. Committee Reports

- a. ARC
 - i. Notices will be going out to homeowners as a reminder to keep your home and yard up-kept as the ARC Committee can start enforcing the Covenants. ARC forms must be submitted before any work is started.
- b. Landscape
 - i. The northeast common grounds will be having the palmettos and other shrubbery cleaned up.
- c. Pool/Tennis Court
 - i. Reminder to abide by the rules when using the pool and tennis court.
- d. Lake
 - i. This past month there was dye put into the lake. Ingrid S. also reached out to the Lake Doctor as there was a large amount of algae in the lake.
- e. Media
 - i. N/A
- f. Welcome
 - i. 3908 – Eneyda Ruiz
 - ii. 3970 – Cathymarie Baroletti and her daughter Cathy Guljord
 - iii. 3816 – House for rent

E. Misc

- a. Update on volunteer for the Treasurer position
 - i. Cathymarie B. volunteered for the treasurer position. She is a licensed CPA with many years of experience.
- b. Update on Reserve study for the HOA
 - i. N/A
- c. Update on Walmart overgrowth
 - i. N/A

Meeting was cut short due to a storm starting to form and to give homeowners time to get home safely.

Meeting ended: 5:53pm