



# *East Bay Plantation*

## Homeowners Association Meeting Minutes

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Meeting Type: Board Meeting

Date: Thursday, August 8, 2024

Time: 5:30 pm

Place: EBP Pool

Attendees:

Jackie Leierer - President

Sue Sorenson - Director

Melissa Tuite - Secretary

Mary Sipes - Welcome

Jim Cameron - Resident/Pool

Tom Kenyon - ARC (virtual on phone)

### **Meeting started at 5:30pm**

#### A. Secretary Report

- a. Read minutes from May 2, 2024
  - i. Motion- no quorum.

#### B. President Report

- a. Updates on transition to accounting group - SMB LLC.
  - i. The president gave an update to the transition to the new accounting group. All is working well.
- b. New HOA laws in effect statewide on July 1, 2024
- c. Landscaping quotes - have not received yet
- d. Video/Alarm system for cabana and pool and consideration of WIFI
  - i. Discussion about the current state of the video and alarm system. Need to explore ways to provide cooling to the room equipment is stored in. One alternative would be to have equipment located in a cool area and have WIFI to send feeds to the offsite equipment. Further discussion to be held at next board meeting.

#### C. Treasurer's Report

- a. Current account balances as of May 31, 2024 motion made by to accept report as presented but no quorum to vote into acceptance.
- b. Current account balance as of May 31, 2024
  - i. Operating: \$24,749.29
  - ii. Reserve: \$108,875.46

- iii. Total: \$133,624.75
  - c. Past dues
    - i. Status - all fees paid at the time of meeting
  - d. Independent Tax audit for HOA
    - i. Status - to be conducted by SMB accounting firm
- D. Committee Reports
  - a. ARC
    - i. Review violation letters
    - ii. Need a new chair for ARC
  - b. Landscape
    - i. Need to get quote for the space along the Walmart wall
    - ii. Fence repair on back wall. – Volunteer completed the work requested reimbursement for the supplies only.
    - iii. There is a hole between a house and the lake that needs to be filled up - Ronnie and Steve to review options.
  - c. Lake
    - i. Fish replacement- water is too low at this time.
  - d. Pool/Tennis Court
    - i. No report
  - e. Irrigation
    - i. Need to have the sprinklers inspected and a quote for any repairs that need to be made.
  - f. Media
    - i. Letters for SMB consulting sent out.
    - ii. Post for new ARC chair – needs to be confirmed with Tom
  - g. Welcome
    - i. One house for sale by owner
- E. Misc.
  - a. There was general discussion about the need for board and committee roles and responsibilities to be better defined and that the responsibilities be shared out a little bit more.

**Meeting adjourned at 6:25 pm.**