

# *East Bay Plantation HOA*

## General Meeting Minutes

**Date:** September 8, 2018

**Place:** East Bay Plantation Pool

**Time:** 10:00 a.m.

### A. President's Report

- a. Paul Barton is interim President; we will need to vote on a new President in December.
- b. Thanks go to Gary & Phyllis for the years they faithfully served on the Board.
- c. Jackie Leirer has joined the Board as Secretary.
- d. We need volunteers for the Treasurer and ARC Committee; if we do not get a new Treasurer, we will have to use a management company for the financials only. If we have to go that route, it will cost approximately \$50 per year per owner to cover the cost of that.
- e. 3937 is now vacant and being worked on so the bank can put it on the market.

B. Secretary's Report – read minutes from last meeting; approved by Sue Sorenson, seconded by Mary Gagnon.

C. Treasurer's Report – reviewed current financial status and forecast for year-end; approved by Sue Sorenson, seconded by Mary Gagnon.

### D. Landscape & Grounds Report

- a. Palm tree bushes at end of entrance need to be trimmed back for safety reasons.
- b. All plants that do not make it will be replaced by the company who installed. The plants do seem to be coming back. A couple plants on the end that are flowering yellow were run over by a truck, they will be replaced.
- c. There are some plants we put in last year and there are extras in a bucket at the edge of the wall that are free to a good home.
- d. The large rocks in the entrance were removed by the landscaper because they didn't fit in with the new landscaping plan.
- e. Potholes near the entrance are an issue several times a year. We will contact the City to come and completely repave. We may need a letter/petition with as many signatures as possible. There is also an area that appears to be a sink hole, but the City came out to look and determined that it is not a sink hole, it's just a depression due to a tree root eroding.

#### E. Pool/Tennis Court Report

- a. Amenity passes have been designed and will be distributed to all owners. You and your guest may come to the pool with the pass, owner need not be present.
- b. Children 12 and under must be supervised by an adult over 17 per the Fair Housing Act.
- c. Most owners do not have a key to the handicap restroom. If you have a guest that is handicapped, please call a board member to get a key.
- d. Security cameras have been purchased and will be installed in the coming weeks. Signage will be posted alerting all to the fact that video surveillance is in progress. This should minimize the rule breaking and dangerous activities that have been being reported lately.

#### F. Lake Report

- a. There is a lot of algae in the lake right now; it is caused by the heat and grass clippings coming from the storm drain.
- b. The fountain stopped working in July. We had a repairman come and the motor had stopped working due to fishing line tangled in the gears.
- c. There was a concern that Fox landscaping mowers are blowing grass into the lake; that is not the case, the clippings are coming from grass that is blown into the streets/gutters.
- d. Need to put an article in the next newsletter/email reminding owners to walk around the lake on the easement and not in other owners' backyards.
- e. We have an issue with pet waste right now in the lake area and other areas of the community. We will do an article about pet waste and letters will be sent to those in violation if they can be identified.

#### G. Committees Report

- a. ARC – we do need a few volunteers to fill out the ARC committee. We went to a seminar on maintenance issues and the attorney advised against a fine committee. They suggest violation letters and the ARC work with owners to maintain their properties. Those that will not work with the ARC will be turned over to the attorney, who will charge the owners for their fees. It could go to civil court if they do not correct their issues and pay the attorney costs. If owners see something that is amiss, they should contact the ARC committee to deal with it. Inspection will occur in the next few weeks, focusing on hurricane prep issues (tree trimming, leaning fences, junk in yards, etc.). Joint mailboxes need to be worked between the two neighbors. If the post is deteriorated, both owners will be notified to deal with it.
- b. Media – we will be removing posts regarding 3937 in the coming weeks so the new owners do not see any of the negativity surrounding the issue with 3937.

- H. Covenants Amendments Q&A – our Covenants were updated to reflect FL statutes so that we would be in conformity going forward.
- a. Articles of Incorporation and Bylaws – Q: why are the names of the original board members still in the documents? A: the attorney stated that they should be left in for historical purposes. Q: Can we have a sentence in there that states that this is for historical purposes? A: We will check with the attorney.
  - b. Covenants Article VII, Section 6 (c) – Q: Who has the paint color book? Can it be put on the website so it's easier to find? A: The ARC Chairman will always have the book, but yes, it can be put on the HOA website.
  - c. Covenants Article VII, Section 6 (d) – Q: Do we really want to allow people to change the roofs of the main body of their home to flat? A: No, that is not the intent. We agree that we should strike “and the main body of a home” from the verbiage. We will get this note to the attorney.
  - d. Covenants Article VII, Section 6 (f) – Q: Do the pavers really have to be grey only? A: No, the pavers can be approved in a variety of colors, just submit your ARC application with your requested color.
  - e. Covenants Article VII, Section 6 (h) – Q: This Article doesn't state how far the fence can extend around the property. What are the limitations? A: Submit your ARC application and the ARC Committee will work with you and your immediate neighbors to approve where the fence will be installed.
  - f. Covenants Article VII, Section 6 (l) – Q: Do we have to have a certain number of bushes or shrubs along the garage walls? A: No, you do not have to maintain bushes/shrubs along the garage walls. You may plant flowers or put pavers as you desire. Any significant changes, as discussed in the new Article, would require an ARC application. Planting flowers is not significant.
  - g. Covenants Article VIII, Section 3 – Q: What is the time limitation for those who have campers or boats to get them off the street? A: The current Covenant states 24 hours for things like cleaning or loading of such vehicles.
  - h. Covenants Article VIII, Section 7 – Q: Does this definition of hours from 10 p.m. to 7 a.m. mean that mowing companies can mow after 7 a.m.? A: Yes, that is what it means. These hours are per City ordinances and we are now in compliance with those.
  - i. Covenants Article VIII, Section 12 – Q: The Addendum for satellite dishes was very confusing. Can we just state what we really want? A: We did state what we really want; i.e. “Owners are generally permitted to install...where the best signal may be obtained.”
  - j. Covenants Article VIII, Section 22 – Q: How will you enforce the no renting out rooms rule? A: This will be nearly impossible to enforce due to the fluid definition of single family dwellings. We want to have it in our documents so that owners know it is not something we want in the community, but we have no real legal leg to stand on to make anyone stop if they are doing it.

**East Bay Plantation HOA, Inc.**  
**Treasurer's Report**  
**August 31, 2018**

	Year to Date Actual	Year to Date Budget	Year to Date Variance	Annual Budget	Estimate at Year End
<b>Revenues</b>					
Assessment Fees	\$50,177.00	\$44,184.00	\$5,993.00	\$57,112.00	\$57,112.00
Interest Income	\$19.64	\$12.00	\$7.64	\$18.00	\$34.64
Misc. Reim Income (Late Fees, etc.)	\$287.00	\$0.00	\$287.00	\$0.00	\$112.00
Transfer from Reserve Acct.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total Revenues</b>	<b>\$50,483.64</b>	<b>\$44,196.00</b>	<b>\$6,287.64</b>	<b>\$57,130.00</b>	<b>\$57,258.64</b>
<b>Expenses</b>					
Office Expense	\$3,069.03	\$1,486.68	\$1,582.35	\$2,230.00	\$3,500.00
Insurance Expense	\$3,082.99	\$3,000.00	\$82.99	\$3,000.00	\$3,085.00
Permits/Filings/Tax/CPA	\$1,546.00	\$350.00	\$1,196.00	\$350.00	\$1,646.00
Grounds Maintenance	\$9,328.25	\$10,000.00	(\$671.75)	\$15,000.00	\$13,990.25
Mulching	\$0.00	\$500.00	(\$500.00)	\$1,000.00	\$250.00
Tree Trimming	\$1,150.00	\$1,333.32	(\$183.32)	\$2,000.00	\$1,500.00
Landscape Maintenance	\$388.00	\$1,000.00	(\$612.00)	\$1,500.00	\$500.00
Irrigation Maintenance	\$250.00	\$668.00	(\$418.00)	\$1,000.00	\$500.00
Lake Maintenance	\$3,793.99	\$1,000.00	\$2,793.99	\$1,500.00	\$4,289.99
Fertilization/Weed/Insect	\$1,300.00	\$3,033.32	(\$1,733.32)	\$4,550.00	\$2,000.00
Recreation Facilities Maintenance	\$4,087.78	\$4,666.68	(\$578.90)	\$7,000.00	\$5,727.78
Electric	\$1,907.15	\$2,000.00	(\$92.85)	\$3,000.00	\$2,747.15
Water and Sewer	\$640.59	\$1,000.00	(\$359.41)	\$1,500.00	\$800.59
Legal Services	\$12,702.78	\$1,850.00	\$10,852.78	\$2,500.00	\$15,150.00
Reserves Transfer	\$5,500.00	\$5,500.00	\$0.00	\$11,000.00	\$5,500.00
Special Projects	\$8,599.60	\$11,077.50	(\$2,477.90)	\$14,770.00	\$9,354.60
<b>Total Expenses</b>	<b>\$57,346.16</b>	<b>\$48,465.50</b>	<b>\$8,880.66</b>	<b>\$71,900.00</b>	<b>\$70,541.36</b>
<b>Net Income (Revenue-Expenses)</b>	<b>(\$6,862.52)</b>	<b>(\$4,269.50)</b>	<b>(\$2,593.02)</b>	<b>(\$14,770.00)</b>	

<b>OPERATING ACCOUNT BALANCE</b>	<b>\$5,956.57</b>
<b>RESERVES ACCOUNT BALANCE</b>	<b>\$94,474.57</b>
<b>TOTAL BALANCE</b>	<b>\$100,431.14</b>