

East Bay Plantation Homeowners Association, Inc

General Meeting Minutes

Date: 06/05/17

Time: 6:30 p.m.

Attendees: Gary Roth, President; Phil Barry, Vice President; John Kerekes, Director;
Sue Sorensen, Director; Dawna Seymour, Treasurer/Secretary

- A. Secretary's Report (Dawna) – accepted
 - 1. Call to order at 6:30 p.m.
 - 2. Reading of prior meeting minutes

- B. Treasurer's Report (Dawna) – accepted
 - 1. YTD May 31 budget under run of \$2,924 due to miscellaneous small under runs across the board
 - 2. Association dues – 10 outstanding for 1st & 2nd quarters

- C. Landscape and Grounds Report (Phil)
 - 1. Pool palm trees have been trimmed; if anyone spots issues with common ground trees, please report to the Board.
 - 2. Common area along South fence does not seem to be edged every week; landscaper edges and trims this every other week.
 - 3. Due to lack of rain, fire ants have been a problem in the common areas. We are placing out ant killer so you may see white powder in several areas throughout the community.
 - 4. Pest control is being reviewed and new contractors looked at.
 - 5. Common areas often have trash blown into them. We would like to get a couple volunteers to pick up trash every once in a while. Discussed doing the “adopt a road” program along Post on our side of the road. Phil to review requirements.
 - 6. We are getting a lot of Walmart's trash over the fence; a letter will be sent to Walmart requesting they take care of their trash to prevent this.



D. Lake Report (John) – accepted

1. The Lake Doctor was out 2 weeks ago and reported that our lake was one of the healthiest lakes they maintain. There are a lot of bass, tilapia, and carp spawning right now.
2. Fountain lights were replaced 2 months ago with LED lights and the color filters for Memorial Day were beautiful. Owners would like to keep the red, white, and blue filters thru 4th of July.
3. The water level is very low due to lack of rain lately.

E. Pool and Tennis Court Report (Gary) – accepted

1. Gate locks have been an issue lately. The front lock was replaced recently and was vandalized shortly after installation and is not working again. A new lock was installed and our original keys will still work. The locksmith replaced it for free this time, but will charge next time.
2. The trash cans at the pool contain a lot of glass beer bottles, which are not allowed at the pool. If you see folks with glass containers, please let the people know it's not allowed or contact a Board member to come intervene.
3. The pool is cleaned on Tue/Fri, but if you see something in the pool in between, please get it out with the net or contact a Board member.

F. Committees Report

1. ARC Committee (Bob)
 - a. Inspections will be last week of June with letters going out first week of July
 - b. Applications: 3 house painting, 1 fence repair, 1 driveway pavers, 2 re-roofs, 2 landscaping, 2 hurricane shutters, 2 driveway paints, 1 mailbox replacement
2. Welcome Committee (Phyllis)
 - a. all new homeowners have been visited and presented with welcome packets.
 - b. Homes sold – 3873, 3953, 3935, 3955, 3920, 3902, 3972
 - c. Homes for sale – 3949, 3855, and 3834
3. Media Committee (Janice & Gary)
 - a. Newsletters have gone out for 3rd quarter
 - b. Website modifications underway to secure all data and provide owners with info they need
 - c. Homeowner's manuals are in work and should be available soon

G. Q&A



1. There is a problem with large trucks parking in the street every day. The trucks often contain trash or lawn materials. There is also a truck with an expired license plate parked in the street. Gary will talk to the owners again.
2. Many neighbors are concerned about the suspicious activity currently going on in the neighborhood, a lot of traffic, etc. The Board advises that if you see something, report it to the police non-emergency number. We may need a committee to do a neighborhood crime watch, possibly some new signage as well. President to check with the police department to register as a neighborhood watch.
3. The house next to the tennis court is not cleaning up their animal's waste in the common area. A letter will be sent to the owner regarding this.

