



East Bay Plantation

Homeowners Association Meeting Minutes

Meeting Type: EBP Board Meeting

Date: Thursday, May 2, 2024

Time: 5:30pm

Place: EBP Pool

Attendees:

Ingrid Santangelo- Vice President

Tom Kenyon-ARC

Jackie Leierer- President

Ray Caruso-ARC

Melissa Tuite-Secretary

Anne Caruso-Welcome

Ronnie Portwood- Director

Mary Sipes- Welcome

Cheryl Mendelsohn- Director

Jim Cameron- Resident/Pool

Sue Sorenson- Director

Meeting Started at 5:30pm

A. Secretary Report

- a. Read minutes from April 4, 2024
 - i. Motion - Ingrid Second-Cheryl. Approved

B. President Report

- a. Updates on transition to accounting group- SMB LLC.
 - i. Access to historic docs, access to homeowners- not the emails and phone numbers, they also have the contact details for people who are due in June.
 - 1. We will need to create a new 'consent' form for third party access to have details. For paperless invoices for the dues. Members will need to sign off and consent to release of details, SMB accounting wants to send email notifications. Gary S. and Janice S. will work on the form. To be delivered in paper form to members. SMB has access to our dues- and know which homeowners own for second half. List of Homeowners and addresses but not emails or phone numbers.
 - 2. EBP Treasurer's email will become dormant. SMB will not have access to the email box.
 - 3. Jackie, Janice and Ingrid will work on the transfer of accounts at Chase.
- b. Discussion about CD investment
 - i. CD 4.16% with 9 months. Note: If we needed the money within the 9 months would be accessible for us. The penalty would be loss of the interest earned. A motion was made by Sue and seconded by Cheryl to invest \$75,000 for 9 months at 4.16%. Board approved.

C. Treasurer's Report

- a. Current account balances as of April 2024 motion made by Cheryl to accept report as presented, Ronnie seconded. All in favor.
 - i. Operating Account: \$27193.98
 - ii. Reserve Account: \$108,875.46
 - iii. Total: \$136,069.44
- b. Past dues
 - i. Status - all fees paid
- c. Independent Tax audit for HOA
 - i. Status- to be conducted by SMB accounting firm

D. Committee Reports

- a. ARC
 - i. Review violation letters-
 - 1. The board approves the sending of letters to violations provided by the ARC committee as of the April 22nd, walkaround. Motion- Cheryl Second- Ronnie. Board approved.
 - ii. Need a new chair for ARC
 - 1. Post it on Facebook
 - 2. Violation letters will be sent out.
- b. Landscape
 - i. Need to get quote for the space along the Walmart wall
 - ii. Need to replace panels in fence- do we have any warranty with Superior Fence. There are 21 fence panels that need to be replaced. Priced at Lowes \$4/panel. Jackie will follow- up with Superior on warranty if not, we have a volunteer to replace them. Motion- Cheryl, Second Ronnie. Approved.
 - iii. There is a hole behind Tommy's house that needs to be filled up-Ronnie and Steve
- c. Lake
 - i. Replacement lights for fountain complete
 - ii. Fish replacement- water is too low at this time.
- d. Pool/Tennis Court
 - i. Pool was repaired.
- 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
 - ii. Post for new ARC chair, violation letters being sent out. Community Picnic June 2nd 11am. Potluck.
- g. Welcome
 - i. One house for sale

E. Misc.

- a. Potential future projects for 2024
- b. Confirm date & time for community social & garage sale
 - i. Garage Sale - wait until fall
 - ii. Picnic – June 2nd
 - 1. Motion- Cheryl, Second Ingrid, Board approved

Meeting adjourned at 6:30pm.