



East Bay Plantation HOA

Annual Meeting Agenda

Date: 12/03/2022

Place: EBP Pool

Time: 10:00 a.m.

Attendees: Jacqueline Leierer – President, Janice Scamehorn - Secretary

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A. Meeting started at 10:07am

B. President’s Welcoming

- i. Thanked everyone who came out today

C. Secretary’s Report

- i. Reading of October Meeting Minutes
 - i. Motion to approve, 2nd to approve it. Passed unanimously

D. President’s Report

- i. Ballot update
 - i. Explanation of why there are 4 lines for nominations on the ballot
 - 1) Jacqueline would remain on and 4 new members would need to be voted in
 - ii. It was brought to the attention of the board; the number of board members was amended and it was confirmed by the lawyer
 - iii. At this time, there were 5 nominations from the floor
 - 1) Ingrid Santangelo
 - 2) Cheryl Mendelsohn
 - 3) Gary Roth (proxy nomination)
 - 4) Lynn Krause
 - 5) Jodie Chiesa
- ii. Revitalization update
 - i. Additional questions were answered
 - ii. The board also collected any signed papers homeowners were ready to turn in

E. Treasurer’s Report

- i. Assessment evaluation and payments
- ii. Operating account - \$17,412.35
- iii. Reserve Account - \$116,245.63
- iv. Grand Total = \$133,657.98
- v. There are 4 dues still outstanding
- vi. Vote on excess income
 - i. It was voted to rollover and use for lawyer fees

F. Committee Reports:

- i. ARC
 - i. 5 new roofs, spoke to the owner with the boat in the driveway
- ii. Landscape
 - i. One palm tree was removed as it was leaning towards the pool, it was discussed to replace the palm tree in 2023
 - ii. Part of the fence was blown down by the hurricane, the HOA is getting quotes in fixing the fence.
 - iii. The HOA is also getting quotes on cutting back the brush behind the fence and will be doing maintenance so it stays under control.
- iii. Lake
 - i. All is good with the lake
- iv. Pool/Tennis Court
 - i. The tennis court was resurfaced, it's asked only tennis and pickle ball is played on the court
 - ii. Please do not ride your bike, rollerblade, skate, etc to help maintain its condition
- v. Media
 - i. No update
- vi. Welcome
 - i. 3957 – Amanda and Ben Grimm
 - ii. For the year, the welcome committee welcomed 6 new homeowners and 4 new renters
 - iii. 3970 is currently under contract

G. Election of Board

- i. For term starting January 2023
- ii. Top 4 were elected to the board
 - i. Lynn K. – 22 votes
 - ii. Ingrid S. – 22 votes
 - iii. Cheryl M. – 21 votes
 - iv. Jodie C. – 19 votes
 - v. Gary R. – 7 votes

H. Unfinished & Old Business:

- i. As required

I. New Business

- i. 2023 HOA Meeting Dates
 - i. March 4, 2023
 - ii. June 3, 2023
 - iii. September 9, 2023
 - iv. December 2, 2023

J. Misc

- i. Community Holiday Party (1/7/2023)
- ii. Community Garage Sale (1st quarter, last year was March 2021)
 - i. No month/date was decided on at this time

K. Meeting concluded at 11:16am