



East Bay Plantation

Homeowners Association Meeting Minutes

Meeting Type: General Meeting
Date: Saturday, September 9, 2023
Time: 10:00am
Place: Pool
Attendees: Jacqueline Leierer – President
Lynn Davis – Vice President
Cheryl Mendelsohn – Director
Ingrid Santangelo – Director
Janice Scamehorn – Secretary/Treasurer

Meeting started at 10:06 am

- A. Secretary's Report
 - a. Minutes from June 3, 2023 were read and approved and second
 - b. Year-end packet
 - i. A notice about the Year End Packet being prepped and any volunteers for nominations to be on the board and to help put the packets together
- B. President's Report
 - a. Reserve Study
 - i. Jacqueline met with a rep for the reserve study to review the property. A brief preliminary comment from the reserve study rep is the HOA is generally in good condition
- C. Treasurer's Report
 - a. Update on account
 - i. Operating Account: \$6,994.73
 - ii. Reserve Account: \$114,612.94
 - iii. Total: \$121,607.67
 - b. 2024 Budget & dues
 - i. The Treasurer will be working with the board on the remaining homeowners who have not paid
 - ii. Cathy was introduced to the community as help for the Treasurer position

D. Committee Reports

a. ARC

- i. An ARC letter was put together and it will be mailed out, this is to remind to all to keep their house and yard looking nice. Also to continue to submit ARC forms as they need to be approved first.
- ii. Letter for the road to be repaired – include in the year end packet

b. Pool/Tennis Court

- i. A new pool sign will be made as the current one was destroyed
- ii. Please use the swimming pool for swimming, it is not for using the pool to clean off your beach toys
- iii. Tennis court is good condition; please don't use for roller blading, volleyball, etc

c. Landscape

- i. North east side of the community had been trimmed back. There were holes left so a new quote will be done for the stumps, holes filled out – a couple quotes coming in

d. Lake

- i. Any one facing the lake, the board is asking if you see any debris to help with keeping the lake clean.
- ii. Lake is looking good overall; lots of fish and birds

e. Media

- i. n/a

f. Welcome

- i. 3991 is under contract.
- ii. 3947 is for sale.
- iii. 3816 for rent.

E. Misc

- a. Garage Sale – Saturday, October 14, 2023
- b. Board nominations
 - i. None were received at the September 9th meeting
- c. Holiday décor volunteers

Meeting ended at 10:50 am