



East Bay Plantation

Homeowners Association Meeting Minutes

Meeting Type: General Meeting
Date: Saturday, June 3, 2023
Time: 10:00am
Place: Pool
Attendance: Jacqueline Leierer – President
Lynn Davis – Vice President
Jodie Chiesa – Director
Janice Scamehorn – Secretary/Treasurer

Meeting started: 10:03am

A. Secretary's Report

- a. Read minutes from March General Meeting, motion to approve, 2nd – passed unanimously

B. President's Report

a. Update on HOA Revitalization

- i. The paralegal reached out to Jacqueline and asked if the board would like her to reach out to the DEO on an update. Jacqueline declined based on the past experiences the DEO has not been responsive. The lawyer would contact the board once the DEO made a decision.

- b. In need of a volunteer for the Treasurer position or look into management company for Treasurer position only

- i. There were no volunteers from the meeting, so Jacqueline will be getting quotes from management companies for the Treasurer position.

C. Treasurer's Report

a. Update on account and dues

- i. Operating Account: \$14,078.42

- ii. Reserve Account: \$118,407.13

- iii. Total Account: \$132,485.55

iv. Assessments

1. 2022 – 2 homeowners have not paid their annual dues
2. 2023 – 2 homeowners have not paid the first half; reminder to the homeowners second half dues are due June 15 or the full amount if you didn't pay the first half

D. Committee Reports

a. ARC

- i. We encourage those to continue to submit ARC forms when work is being completed. Not only does it need to be approved but it also helps the current or future homeowner know when work was completed on the house.
- ii. The ARC will be sending out reminders to those who are not following the covenants.

b. Pool/Tennis Court

- i. Reminder to all, the court is used for pickleball and tennis. It is not used for volleyball, riding bikes, etc.

c. Landscape

- i. South fence has a broken stake, James C. and Ray C. are aware and will get it fixed. The palmettos on the north east of the community, a date has been set to get the trees maintained – July 6, 2023.

d. Lake

- i. All good with the lake

e. Media

- i. A bracket was installed for the new security monitor, thank you to James C.

f. Welcome

- i. New homeowners: 3823 (David and Marjan Forgnoli), 3970, 3908
- ii. For rent: 3908

E. Misc

a. New umbrella for pool

- i. James C. picked up a new umbrella for the pool to replace the broken one.

b. Reserve Study

- i. Jacqueline presented two options for the community considering the last reserve study was done in 2017. One was to have an evaluation done of the property or have a 3-year advisory term with the reserve study company. The community voted unanimously on the first option to have a single evaluation done for \$3,380. This single evaluation will outline suggested future updates/maintenance to the community.

c. Walmart's side (trees) trimming update

- i. Lynn provided an update from talking to Walmart's manager. The maintenance crew is on a rotation schedule. She also mentioned, Walmart was "okay" with HOA homeowners painting the other side of the Walmart wall; this helps maintain it.

d. Community Events

- i. Block Party at the pool – Saturday, July 8, 2023 (time to TBD)
- ii. Community Garage Sale – Saturday, October 14, 2023

Meeting ended: 10:55 am