



East Bay Plantation HOA

Board of Directors Meeting Minutes

Date: 1/05/2023

Place: EBP Pool

Time: 5:30 p.m.

Attendees: Jacqueline Leierer, Lynn Krause, Ingrid Santangelo, Cheryl Mendelsohn, Jodie Chiesa, Dena Stone & Janice Scamehorn

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Meeting started 5:35 p.m.

A. Secretary's Report

- i. Reading of last board of directors meeting minutes

B. Director Positions

- i. Vote on officers
 - i. Jacqueline was voted as President with 4 votes
 - ii. Lynn was voted as Vice President with 4 votes
- ii. Director terms
 - i. Lynn was given the 3-year term
 - ii. Ingrid was given the 2-year term
 - iii. Cheryl was given the 2-year term
 - iv. Jodie was given the 1-year term
- iii. Board of Director certifications
 - i. Members were notified they will have to take a course for getting certified for being on the Board of Directors

C. Revitalization Update

- i. The Board of Directors received over 60% of the homeowners' signatures needed for the revitalization process
- ii. On Dec 14, 2022 - the completed revitalization packet was sent to the lawyer
- iii. On Dec 15, 2022 - the lawyer sent the revitalization packet to the Department of Economic Opportunity (DEO)
 - i. The DEO has 60 days to review the revitalization packet
 - ii. No update from the DEO as of January 5, 2023

D. Treasurer's Report

- i. Account update
 - i. The reserve will be going to the lawyer fees but it will be categorized
 - ii. The 2023 budget will be provided
- ii. HOA Dues
 - i. 4 homes with outstanding dues from 2022
 - ii. So far 30 homes have paid their dues for 2023

E. Committee Reports:

- i. ARC
 - i. Collect committee member nominations
 - 1) Ray C., Scott L., Eric H. are the current ARC members
 - 2) Tom Kenyon was voted in to help with the ARC committee
- ii. Landscape
 - i. Fence quotes/timeframe
 - 1) January 17, 2023 between 8-10am, the south side fence will be getting repaired
 - ii. Volunteers wanting to help out
 - 1) The board was notified of volunteers interested in helping out
 - 2) Lynn was going to call Walmart to get them to trim back the brush
- iii. Lake
 - i. Everything is going well with the lake
 - ii. Ingrid will be the point of the contact for the Lake Doctor
- iv. Pool/Tennis Court
 - i. Palm tree replacement
 - 1) No timeframe at this moment for replacing the palm tree due to other expenses
 - ii. Pool pump motor update
 - 1) The pump is back to working
 - iii. Update with the chairs
 - 1) One is broken; due to the age of the chairs, it was voted to replace the 12
 - iv. A future request, looking into getting a tent/canopy to help provide extra shade at the pool
- v. Media
 - i. Admin emails
 - 1) Will be given out to the new directors
 - ii. Opt in/out forms will be available on the website
- vi. Welcome
 - i. No update/not present

F. Misc

- i. Goals for 2023
 - i. Started to create list of ideas but most importantly is completing the revitalization of the HOA
- ii. Message Board Letters
 - i. Needing additional letters/numbers; approval to get additional ones but the amount is to be voted on at a later time
- iii. Pot hole out front entrance
 - i. Encouraged multiple people to call so the pot hole repaired faster
 - 1) City of Melbourne: 321-608-5300
- iv. Community Block Party (1/7/2023)
 - i. Saturday, 1/7/2023 from 1-4pm at the pool
 - ii. Another block party will be hosted later on in the year
- v. Community Garage Sale (1st quarter, last year was March 2021)
 - i. Skipped due to the time

Meeting ended 6:46 p.m.