

NOTICE
BOARD OF DIRECTORS ZOOM AND IN-PERSON MEETING
EAST VILLAGE MASTER ASSOCIATION, INC.
THURSDAY, SEPTEMBER 8, 2022
AT THE EAST VILLAGE CLUBHOUSE
IMMEDIATELY FOLLOWING
THE SPECIAL ASSESSMENT MEETING AT 10:00 A.M.

AGENDA

1. Calling of the Roll/ Establish Quorum.
2. Proof of Notice of Meeting.
3. Reading and Approval of Minutes of June 9 and August 4, 2022.
4. Resignations and Appointments.
5. Owners Comments, Announcements and Correspondence.
6. Reports of Officers and Committees:
 - a. President's Report.
 - b. Treasurer's Report.
 1. Review of current financials.
 - c. Legal/Compliance Report.
 - d. Grounds/Lakes/ Community Development Report.
 - e. Facilities.
 - f. Security Report.
 - g. Web Report.
7. Unfinished Business.
8. New Business:
 - a. Results of the Special Assessment Discussion and Vote
 - b. Association Updates.
9. For the Good of the Order.
10. Next Meeting Date: October 13, 2022.
11. Adjournment.

EVMA September Meeting

- Darren Howard of Atlas Insurance co has found a new insurance carrier to replace Weston, With the new evaluation just recently done our premium has only gone up \$200, and gives us about a 19% better coverage. See Darren's letter.
- The remodeling of the Card Room is complete, come backs were necessary to complete the project. \$4500.
- Violation continue which will require a fining committee of 3people and a fill in, Bobbie Scott has one to volunteer need 2-3 more.
- We have a renter who has been notified that their tenant has received several waning but has not complied, Renter vs. Owner.
- Would like a policy added to existing policy suspending privileges for 30 days to the facility and based on public safety concerns and harm due to inappropriate conduct while on facility property.
- Pursuant to Article III sec 3.2 of the covenants, each association will provide a list of the resident owners of each community with their addresses, copy of their updated covenants, and a list of association directors and officers, along with state required education certificate to the management company of the EVMA.
- The bike path has been cleared of evasive growth by the county, I met with Bob Pasquali and suggested the entrance be cleaned up of dead trees and brush.

- Check from Social Club turned over to management.
- Web site completed, we should be up with info by next meeting.
- Tennis Courts are completed and many compliments from the users.
- I will look at the ADT account and see if we can reduce the charges and also look at the expiration dates of the contracts.
- We have repaired the most used workout machine in the fitness center, We will look at maintenance agreements which will save money and ensure the equipment stays in good shape
- Reserve Study request to show the status of the account and what should be in the various categories for funds.
- Recommendations indicate that reserve study should be done every 3-5 years.
- The board should consider creating a contingency account and allocating or diverting a small percentage from fund from the reserve contributions.

**MINUTES OF THE IN-PERSON and ZOOM MEETING
BOARD OF DIRECTORS
EAST VILLAGE MASTER ASSOCIATION, INC.
THURSDAY, SEPTEMBER 8, 2022
10:00 A. M.**

Present: Doug Abde, President, John Reisinger, Treasurer, Gary Beck, Secretary, Ed DiNunzio, Pat McCarthy, Brian Pederson, and Sandra Schoenlien, (Via Zoom), , Directors, Larry Vachon, Maintenance Director, Jim Kraut for Management and owners in the in-person and Zoom audience.

The meeting was called to order by the President, Doug Abde, at 11:23 A. M. in the EVMA clubhouse, a quorum being present. Proof of notice of meeting, with Notice and Agenda posted at least forty-eight hours in advance, were given. All motions passed at this meeting were unanimously approved by all Directors present, unless otherwise noted.

Reading and Approval of the Minutes of the Previous Board Meeting: Hearing no objection, the minutes of June 9 and August 4, 2022, were approved, as presented. Ed DiNunzio Abstained.

Resignations and Appointments: Ed DiNunzio is replacing David Gibson as the East Village representative from Quail Lake. Mr. DiNunzio will provide the proper appointment from the East Village President at the October Board meeting.

Communications and Announcements: Pat Vinti requested that he be provided with the Quail Lake Board meeting schedule.

Reports of Officers and Committees:

- a. President's Report - Doug Abde: 1). The new wind policy will cost \$216 more than last year. All insurance policies will need to be reviewed for next year as increases are expected because of the increased valuation of the property. 2). The Social Committee donated \$641.84 to the Master Association. 3). The card room door project has been completed and new the EXIT signs have been ordered. 4). The President's written report is attached and made a part of these original minutes.

MOTION was made by Doug Abde and seconded by Ed DiNunzio to create a policy that gives the President the authority to immediately suspend owner's privileges for 30 days for health and safety reasons.

MOTION PASSED.

This proposed policy will be sent to each representative to forward to their respective Board for review and voting instructions.

- b. Treasurer's Report – John Reisinger: The electrical expenses for the shared irrigation meter with Heron Lakes have gone up dramatically in April, May and June and needs to be checked.
- c. Legal/Compliance: Legal: No report. Compliance: MOTION was made by Ed DiNunzio and seconded by John Reisinger to suspend access to the recreation facilities for Lot # 127 (3244 MRD) for non-payment of maintenance fees.

MOTION PASSED.

- d. Grounds/Lakes/Community Development Report: Grounds: Covered. Lakes: The new contractor began work on September 1. Community Development: No report.
- e. Facilities: 1). The wiring repair for the air conditioner in fitness room has been completed. 2). The universal fitness machine was repaired for \$300. 3). A service contract for all exercise equipment would be \$600 per year.
- f. Security Report: There are three separate accounts that we will attempt to combine or remove and get by with less service to save money.
- g. Web Report: The new website is being completed now. 2). Each Association will have their own page to provide information to owners and potential buyers.

UNFINISHED BUSINESS: None.

NEW BUSINESS.

- a. Results of the Special Assessment Discussion and Vote: The special assessment was approved at \$110 per unit/lot and is due from the sub-associations on October 15, 2022.
- b. Association Updates: None.

For the Good of the Order: None.

MOTION was made by John Reisinger and seconded by Sandra Schoenlien that the meeting be adjourned.

MOTION PASSED.

The meeting was adjourned 12:05 A. M. The next meeting will be held on October 13, 2022, at 10:00 A.M. in the clubhouse and via Zoom.

Respectfully submitted,


James S. Kraut,
For the Secretary