

**NOTICE**

**SPECIAL ASSESSMENT MEETING  
BOARD OF DIRECTORS  
EAST VILLAGE MASTER ASSOCIATION, INC.  
EAST VILLAGE CLUBHOUSE AND VIA ZOOM  
THURSDAY, SEPTEMBER 8, 2022  
10:00 A. M.**

**PURPOSE:** to discuss and vote on a special assessment of approximately \$100 per Lot to fund the estimated cumulative year-end budget shortfall of \$44,000 in the operating and reserve funds, as outlined at the August 4, 2022, Board of Directors meeting.

EAST VILLAGE MASTER ASSOCIATION, INC.

Sign In Sheet and Request to Speak on an Agenda Topic. Date: 9/8/22

Name	Address/Lot #	Request to Speak	Topic (3 minute limit per subject).
Raj Jinti	1637 QUAIL LAKE DR		
Jerry Rustley	1886 KILLDEER COURT		
JEREMY RUSTLEY	" "		
David Cavacci	1500 Quail Lake DR		
Elben Chalaboff	382 Meadowbrook DR		
Jerry + Ellen Koppel	1817 Quail Lake Dr		
JOHN ROYAL	1142 COVEY CIRCLE		
ANTHONY LEONE	1290 CORY CT	Maybe	
Don & Conchita	1475 Quail Lake Dr		
ALICE WATERS	1877 KILLDEER CT		
Brenda Pedersen	3230 E Village Ln Venice, Fla		
JANE HARRIS	Lot 18 3164 WSC	MAYBE	
Carolyn Scarborough	1345 Covey Court		
Gregory Deak	3122 Peapack Post Dr		
Jane Lynch	3178 E. Village Dr		

**MINUTES OF THE ZOOM AND IN-PERSON 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, Renee Stephan, (Via Zoom), CPA, Larry Vachon, Maintenance Director, Jim Kraut for Management and owners in the audience. This meeting was recorded by the President.

The meeting was called to order by the President, Doug Abde, at 10:06 A. M. in the EVMA clubhouse, a quorum being present. Proof of notice of meeting, with Notice and Agenda emailed and posted at least 14 days in advance. All motions passed at this meeting were unanimously approved by all Directors present, unless otherwise noted.

The President read an opening statement about the purpose and process of this meeting, which is attached and made a part of these original minutes.

**NEW BUSINESS.**

- a. Discussion and Vote on a Special Assessment Meeting: MOTION was made by John Reisinger and seconded by Gary Beck to approve a special assessment of \$110 per unit/lot to fund the estimated year end shortfall of approximately \$44,000 in the operating and reserve funds, as outlined at the August 4, 2022, Board of Directors meeting. The payment of this assessment will be due from the sub-associations on October 15, 2022.

The Board answered questions from Board members and owners in the in-person and Zoom audience.

**MOTION PASSED.**


(For: Abde, Beck, McCarthy, Pederson, Reisinger, Schoenlien. Against: DiNunzio).

MOTION was made by John Reisinger and seconded by Gary Beck that the meeting be adjourned.

**MOTION PASSED.**

The meeting was adjourned at 11:14 A. M. The next meeting will be held on October 13, 2022, at 10:00 A.M. and will be held in the clubhouse and via Zoom.

Respectfully submitted,

  
James S. Kraut,  
For the Secretary

## HOA FEES IN VICINITY OF EAST VILLAGE

<u>HOA</u>	<u>HOA ASSESSMENTS</u>
Quail Lake	\$594 – full amenities
Pelican Pointe	\$981/qtr
Lake of the Woods	\$410 + \$637 Master
Chestnut Creek Manors	\$550 – no amenities
Venice Golf & Country Club	\$2300 + \$2736 Master
Venetian Falls	\$974/qtr
Stone Brook	\$1996 inc: TV/irrigation
Woodmere	\$600 – no amenities
Gran Paradisio	\$715/qtr
Venice Palms	\$979 – no amenities
Hidden Lakes	\$2612 – full amenities
Valencia	\$2100 – full amenities
Sawgrass	\$1600 – full amenities
Venetia PH4	\$2185 – full amenities
Waterford	\$1605 – full amenities
Calusa Lakes	\$1240 – limited amenities

# East Village Master Association, Inc.

## 2022 Appraisal Breakdown

Location		Hazard Appraised Value	Current Hazard Coverage
1	3000 East Village Drive, Venice, FL 34293; Bldg. - Clubhouse	\$ 283,610	\$ 142,413
2	3000 East Village Drive, Venice, FL 34293; Bldg. - Restroom/Shower	\$ 176,512	\$ 141,123
3	3000 East Village Drive, Venice, FL 34293; Bldg. - Office	\$ 212,115	\$ 130,124
4	3000 East Village Drive, Venice, FL 34293; Bldg. - Fitness Center	\$ 201,787	\$ 152,395
5	3000 East Village Drive, Venice, FL 34293; Swimming Pool/Equip.	\$ 135,930	\$ 88,650
6	3000 East Village Drive, Venice, FL 34293; Detached Spa/Equip	\$ 18,918	\$ 30,000
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			

**TOTAL**

\$ 1,028,872 \$ 684,705