

NOTICE
BOARD OF DIRECTORS ZOOM AND IN-PERSON MEETING
EAST VILLAGE MASTER ASSOCIATION, INC.
THURSDAY, OCTOBER 13, 2022
AT THE EAST VILLAGE CARDROOM

AGENDA

<p>Zoom Link Meeting ID: 848 4597 2718 Passcode: 337413</p>

1. Calling of the Roll/ Establish Quorum.
2. Proof of Notice of Meeting.
3. Reading and Approval of Minutes of September 8, 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.
 - a. Special Assessment.
8. New Business:
 - a. Hurricane Damage.
 - b. 2023 Budget.
 - c. Association Updates.
9. For the Good of the Order.
10. Next Meeting Date: November 10, 2022.
11. Adjournment.

**MINUTES OF THE IN-PERSON and ZOOM MEETING
BOARD OF DIRECTORS
EAST VILLAGE MASTER ASSOCIATION, INC.
TUESDAY, OCTOBER 13, 2022
10:00 A. M.**

Present: Doug Abde, President, John Reisinger, Treasurer, Marcy Burth for Ed DiNunzio, Kathy Eisenbarth, (Via Zoom), and Barbara Scott, Directors, Jim Kraut for Management and owners in the in-person and Zoom audience. Absent: Gary Beck, Secretary, Brian Pederson, Director.

The meeting was called to order by the President, Doug Abde, at 11:23 A. M. in the EVMA cardroom, 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 September 8, 2022, were approved, as presented.

Resignations and Appointments: None.

Communications and Announcements: None.

Reports of Officers and Committees:

- a. President's Report - Doug Abde: Deferred.
- b. Treasurer's Report – John Reisinger: The Treasurer reviewed the September financial report, which is attached and made a part of these original minutes.
- c. Legal/Compliance: Legal: 1). Some minor legal issues continue. 2). Each Association should provide an updated directory to the EVMA as well as an updated list of their Board members. 3). Each director should provide a copy of their Board Certification to the EVMA. 4). All the updated policies will be posted on the new EVMA website. Compliance: A new Compliance Committee needs to be appointed.
- d. Grounds/Lakes/Community Development Report: Grounds: Cleanup work continues. Lakes: 1). The new contractor began work on September 1. 2). There are a lot of trees down between the bike trail and the water's edge, which is County property. Who will be removing those trees or contact the County? 3). Pat Abde has submitted her resignation from the Lake Committee effective February 1, 2023. Community Development: No report.
- e. Facilities: 1). Pat Abde presented the updated FOB report, which will be distributed to each Association. 2). Transfer for FOBS should be included in Homewise.
- f. Security Report: ADT is slow to respond and difficult to work with. The Board will be looking for another security company.
- g. Web Report: The new website should be up and running soon.

UNFINISHED BUSINESS.

- a. Special Assessment: The special assessment payment is due on October 15, 2022.

NEW BUSINESS.

- a. Hurricane Damage: 1). The President reviewed the list of damages, which is attached and made a part of these original minutes. 2). The adjuster will be onsite tomorrow at 12:00 P.M. to walk the property.
- b. 2023 Budget: The Treasurer reviewed the budget and answered questions from the Directors and owners. He offered to answer any questions the Association boards may have and to attend their board meeting(s) if needed to explain the proposed budget. The representatives were asked to provide the Treasurer with suggestions on what should be done with the Lake Reserve funds, as that would affect the amount of the 2023 budget maintenance fees.

MOTION was made by John Reisinger and seconded by Bobbi Scott to mail the proposed 2023 budget draft to the Association representatives for review and comment before the Master Association vote on November 10, 2022.

MOTION PASSED.

- c. Association Updates: None.

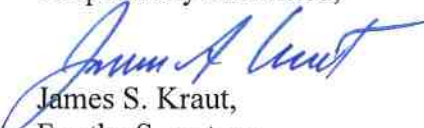
For the Good of the Order: The Board needs to take into consideration before approving maintenance fee increases that people are on fixed incomes.

MOTION was made by Doug Abde and seconded by John Reisinger that the meeting be adjourned.

MOTION PASSED.

The meeting was adjourned 11:44 A. M. The next meeting will be held on November 10, 2022, at 10:00 A.M. in the clubhouse and via Zoom.

Respectfully submitted,



James S. Kraut,
For the Secretary

EAST VILLAGE MASTER ASSOCIATION

HURRICANE IAN DAMAGE - SEPTEMBER 2022

- Parking Lot Light Pole Base Cracked (Bob's Electric) (941) 488-1654
- Tiki Tables broke off at base
- Soffit damage on buildings
- Spa Trellis poles moved – broke anchors off at base (2 of 4)
- Downed Trees/Limbs – two leaning – will have to be cut down, maybe more. (Justin's Tree Service)
- Courtyard Soffit Lights pushed out and may not work? (Bob's Electric)
- Metal Roof Ridge Caps, several missing
- Shower wall in pool area – blown down
- Enclosure of the Chlorine Tank damaged AND ADJACENT WALL
- LOST POOL SIGN – DORSETT SIGNS
- FITNESS CENTER BREAKER ISSUE – KEEPS TRIPPING
(BATHROOM, HALL AND OUTSIDE SECURITY LIGHTS NOT WORKING)