

**NOTICE**  
**BOARD OF DIRECTORS ZOOM AND IN-PERSON MEETING**  
**EAST VILLAGE MASTER ASSOCIATION, INC.**  
**FRIDAY, NOVEMBER 11, 2022**  
**AT THE EAST VILLAGE CLUBHOUSE**  
**3:00 P.M.**  
**AGENDA**

<p>Zoom Link Meeting ID: 811 0506 0195 Passcode: 068209</p>
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1. Calling of the Roll/ Establish Quorum.
2. Proof of Notice of Meeting.
3. Reading and Approval of Minutes of October 13, 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. Hurricane Update.
8. New Business:
  - a. Lakes Reserve.
  - b. Approval of the 2023 Budget.
  - c. Association Updates.
9. For the Good of the Order.
10. Next Meeting Date: December 8, 2022.
11. Adjournment.

**MINUTES OF THE IN-PERSON and ZOOM MEETING  
BOARD OF DIRECTORS  
EAST VILLAGE MASTER ASSOCIATION, INC.  
FRIDAY, NOVEMBER 11, 2022  
3:00 P. M.**

Present: Doug Abde, President, John Reisinger, Treasurer, Gary Beck, Secretary, Marcy Burth for Ed DiNunzio, Kathy Eisenbarth, (Via Zoom), Brian Pederson, and Barbara Scott, Directors, 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 3:00 P. 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 October 13, 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: 1). The Treasurer reviewed the October financial report, which is attached and made a part of these original minutes. 2). All Associations have paid the special assessment. Monies borrowed from the reserves needs to be paid back from the assessment. 3). The insurance adjuster has been onsite and created a list of items.

MOTION was made by Gary Beck and seconded by Marcy Burth to approve the proposed 2023 budget with an increase of \$8.33 per lot/unit per month, as presented.

MOTION PASSED.

After a lengthy discussion, the representatives were again asked to take the question about what to do with the \$31,000 in the Lake Reserve. Some suggestions were: Put in the insurance deductible/contingency reserve, leave it all there, remove all but \$5,000-\$6,000 from the reserve, use the money to pay for the hurricane damages.

MOTION was made by John Reisinger and seconded by Bobbie Scott to accept the proposal from Bowersox to replace the air conditioner evaporator coil at a cost of \$1,646.65, as submitted.

MOTION PASSED.

MOTION was made by John Reisinger and seconded by Bobbie Scott to approve the proposal from Results, Inc. to replace the belt and bearing in the treadmill at a cost of \$464, as submitted.

MOTION PASSED.

- c. Legal/Compliance: Legal: The County Commissioner will be contacted about the derelict home in Village Run.
- d. Grounds/Lakes/Community Development Report: Grounds: Cleanup work continues. Lakes: 1). The new contractor began work on September 1. 2). Trees down between the bike trail and the water's edge, have been cleared by the County. Community Development: No report.
- e. Facilities: 1). The adjuster was here, and we are waiting to see what damages are covered. We are waiting for insurance money before we pay for major repairs. 2). The President read a list of all projects completed this year, a copy of which is attached and made a part of these original minutes.

MOTION was made by John Reisinger and seconded by Marcy Burth to close off the spa area until a professional inspector can attest to the soundness of the structure.

MOTION PASSED.

(For: Abde, Burth, Eisenbarth, Pederson, Reisinger, Scott. Abstain: Beck).

MOTION was made by Marcy Burth and seconded by Kathy Eisenbarth to make the repairs to the shared irrigation pump with Heron Lakes and to split the expenses into two equal parts.

MOTION PASSED.

- f. Security Report: No report.
- g. Web Report: No report.

UNFINISHED BUSINESS.

- a. Special Assessment: Covered.

NEW BUSINESS.

- a. Lake Reserve: Covered.
- b. Approval of the 2023 Budget: Covered.
- c. Association Updates: None.

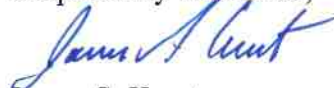
For the Good of the Order: Covered.

MOTION was made by Bobbie Scott and seconded by Brian Pederson that the meeting be adjourned.

MOTION PASSED.

The meeting was adjourned 4:47 P. M. The next meeting will be held on December 8, 2022, at 10:00 A.M. in the clubhouse and via Zoom.

Respectfully submitted,



James S. Kraut,  
For the Secretary

East Village Master Association  
November 11, 2022 Meeting

- Insurance Adjuster Report. ( not in )
- Repairs to the lattice structure completed.
- Columns to the lattice structure secured with new foundation cleats.
- Removal and repair to the rear of the restroom building
- New Shower stand for pool area.
- Trees that suffered from the storm have been cut down.
- Complete restoration of the electrical service to the front of the buildings.
- New signs purchased.

Items pending to be repaired

- Metal roof ridge panels to be replaced
- Soffits to be replaced ( completed )
- Parking lot Island to be restored. ( John ) elaborate.

Irrigation system damaged by high water at Heron Lakes, the only solution we have is to install a well, and to use part of the reserve lake funds to pay for it. The approximate reserve amount is \$31,000, the well cost submitted by Southern Drilling, last year was \$8000. Plus electrical connection and PVC to the sprinkler heads. ( 12,000 )

Documents from the associations need to be filed and posted on the new web site. Please collect from directors.

ADT Security issues please discuss the fact that our system is old and parts are not easily available. We need to look at a new system and service that will save the association money. Lead director.

New....Community development chairman and committee ask for volunteers.

New.... Social Activities chairman, To promote and organize events and to organize fund raisers to support the facility.

New.... Christmas decorating committee for the Holidays.

Send thank you letters to volunteers, Marie Vachon and Cynthia Baldwin for their work and maintenance of the Library

**From:** Jordan Bornstein  
**Sent:** Wednesday, October 12, 2022 8:14 AM  
**To:** Douglas Abde  
**Subject:** RE: 9/28/2022 East Village Master Association Inc - Claim Carrier Information

Doug,

Your deductible is 3% per building. Below is the insured value of each building and the deductible applied:

1. Clubhouse - \$283,610 - \$8,508.30
2. Bathhouse - \$176,512 - \$5,295.36
3. Community Room - \$201,787 - \$6,053.61
4. Office - \$212,115 - \$6,363.45
5. Swimming Pool - \$135,930 - \$4,077.90
6. Spa - \$30,000 - \$900

Thank you,



**Jordan Bornstein**  
Commercial Line Support at Atlas Insurance

**Address** 7120 Beneva Rd., Sarasota, FL 34238  
**Phone/Fax** 941-552-4080  
**Email** [jbornstein@atlasinsuranceagency.com](mailto:jbornstein@atlasinsuranceagency.com)  
**Website** <http://www.atlasinsuranceagency.com>

Insurance coverage may not be added, changed, or deleted without speaking to an agency representative. In performing this review, our Agency is not providing legal advice or a legal opinion concerning any portion of the contract. In addition, our Agency is not undertaking to identify all potential liabilities that may arise under this contract. This review is provided for your information, and should not be relied upon by third parties. Any descriptions of the insurance coverages are subject to the terms, conditions, exclusions, and other provisions of the policies and any applicable regulations, rating rules, or plans.

Download our app



**From:** Douglas Abde <dougabde@hotmail.com>  
**Sent:** Tuesday, October 11, 2022 12:17 PM  
**To:** Jordan Bornstein <jbornstein@atlasinsuranceagency.com>  
**Subject:** RE: 9/28/2022 East Village Master Association Inc - Claim Carrier Information

(This message was sent from outside of our domain.)

Hi Jordan,

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
LAKES OF JACARANDA	2271 " "

Doug

REPORT ON FOB UPDATING FOR SEPTEMBER, 2022  
To the EVMA Board of Director Meeting 10/13/2022  
By: Patricia Abde

Larry Vachon, Facility Manager and I are working on updating FOBs from prior owners that are being used by new owners w/o communication with the Facility Manger (FM).

Records were matched against three sets of documents: 1) Sarasota County Property Appraiser's current record of ownership; 2) Facility Manager's current computer list of assigned FOBs; and 3) The Feb. 2019 List when the FOBs took the place of the "white" cards.

To correct this problem, we have come up with the following:

- A **FOB return Form** has been prepared for all homeowners who are transferring property to a new owner. (pass out copies)
  
- It has been agreed by Keys Caldwell that a person in his office will begin notifying the Facility Manager (FM) of a land transfer taking place. This will ensure that the FM is aware to either expect the prior owner to request a deposit refund or to void the card after the transfer takes place if the prior owner does not ask for his deposit return.
  - Should EVMA give the FOB return forms to Keys Caldwell person to make part of the estoppel letter?
  - If a FOB is left at the property for the new owner, the new owner must come in and assign a FOB to his name and pay the current deposit rate. The deposit of the prior owner will be considered property of the East Village Master Association.
  
- A NOTICE has been posted at the Recreation Center advising those who are using FOBs to be sure they are the rightful person that the FOB is assigned to.
  
- A list has been made of each HOA Community showing potential current owners using prior owner's FOBs. This is a first swipe at updating the EVMA ADT FOB computer file by the FM. The next step will be to check the current FOB management file against the current owner to see if they are indeed using an old owner's FOB or have turned it in and the FM has assigned a FOB to the new owner. If it is found that the new owner is using the original assigned to prior owner, that FOB will immediately be deleted.
  
- The **ACCESS CARD FORM** that is originally filled out by a current owner is given back to the owner with the policy copied on the reverse side. That form reads that "Cancellation: you may cancel your card by returning to the Facilities Manager which at that time, your deposit will be returned. Cards will automatically cancel upon the transfer of your property. New Owners may not access the Facility with a prior owner's name." This Policy was written January 10 2019.
  
- It is suggested that this Policy be updated to reflect FOB where "card" is mentioned in the Policy.



# THE EAST VILLAGE MASTER ASSOCIATION, INC.

Managed by KEYS-CALDWELL, INC., 1162 Indian Hills Blvd., Venice, FL 34293  
Telephone: 941-408-8293 Fax: Email: [office@keys-caldwell.com](mailto:office@keys-caldwell.com)

## NOTICE

### All East Village Member Associations Homeowners

Please be aware the EVMA is in the process of updating facility access cards (key fobs). Many new residents/owners may be in possession of the previous owner's key fob which are non-transferrable and will be de-activated according to the 2019 EVMA Policy & Procedures concerning facility access cards (key fobs).

If you are such an owner using a prior owner's key fob and have never filled out the East Village Facility Card Access Form, please do so immediately so that you will not have any interruption to your access to the EVMA Recreation Center. To do so, please contact our Facility Manager, Larry Vachon, at 941-445-8057 for an appointment – **OR** – drop into the office on the premises between the hours of 7:00 a.m. - 12:00 noon – Monday through Friday.

Please make sure to bring proof of ownership and cash or check for the access card (key fob) deposit. Checks should be made out to East Village Master Association. First card deposit is \$25 and \$50 for the second for a total of \$75.

September 20, 2022  
East Village Master Association

## EAST VILLAGE FACILITY CARD RETURN

**Must be filled out by all current owners upon transferring their property in all East Village Master Sub-Associations of Willow Springs, Heron Shores, Heron Lakes, Meadow Run, Quail Lake, Village Run Homes owned by returning homeowner prior to January 11, 2019 will receive a \$10 deposit fob return.**

Date of Fob Return: \_\_\_\_\_

#(s) \_\_\_\_\_

Amount Returned to Homeowner: \$ \_\_\_\_\_

_____	
<b>Print Name of Homeowner returning Fob</b>	
_____	
<b>Date you purchased your home:</b>	
_____	
_____	_____
<b>Address of Property</b>	<b>Community</b>
_____	_____
_____	
<b>Date of Transfer of Property:</b>	
_____	

\_\_\_\_\_  
Signature of Owner Returning

\_\_\_\_\_  
Signature of EVMA Recreation Center Manager:

# EAST VILLAGE MASTER ASSOCIATION, INC.

Managed by KEYS-CALDWELL, INC., 1162 Indian Hills Blvd., Venice, FL 34293

Telephone: (941) 408-8293 Fax: Email" [office@keys-caldwell.com](mailto:office@keys-caldwell.com)

## NOTICE

### APPOINTMENT OF BOARD ELECTED OR APPOINTED REPRESENTATIVE(s) to EVMA from the following sub-HOA's of the EVMA

Heron Lakes  
Heron Shores  
Village Run  
Willow Springs  
Meadow Run  
Quail Lake

All newly elected or appointed Representatives to the East Village Master Association Board of the above sub-associations agree to the following EVMA By-Law:

**Article III Membership, Voting, Quorum and Proxies Section 3.4 (b): Determination as to Voting Rights.** The Voting Rights of the Members is determined as follows:

(b) Homeowners or Condominium Association Members: Pursuant to the Articles of Incorporation, each Homeowners or Condominium Association Member has (1) vote for each Lot or Unit contained within the Property which is subject to the administration of such Association. The board of directors of each Homeowners or Condominium Association shall designate a person ("the Representative") to act on behalf of such Association at all Member's meetings of the Master Association. The Representative shall be designated by a certificate signed by the President or Vice-present of such association, and shall be filed with the Secretary of the Master Association. The Representative designated by such certificate shall conclusively be deemed to be the person entitled to cast the votes for such Association Member at any meeting. In the absence of such certificate or in the event that the Representative does not appear in person or by proxy at any meeting, the votes of the Homeowners or Condominium Association Member may be cast at any meeting by its president, vice-president, secretary or treasurer.

- Within 90 days of their appointment or election, the sub-association must submit a letter to the East Village Master Association's Secretary that they have completely read the Master Association's governing documents and agree to uphold them to the best of their ability.
- Or, within 90 days of their appointment or election, the Representative must submit proof of completion of an approved HOA certification course for CH720 Florida Statutes to the EVMA Secretary.

**Failure to do at least one of these two requirements within 90 days of appointment will automatically disqualify the Representative from serving on the EVMA Board.**

# EAST VILLAGE MASTER ASSOCIATION, INC.

Managed by Keys-Caldwell, Inc. 1162 Indian Hills Blvd., Venice, FL 34293

## **CERTIFICATE OF APPOINTMENT of ASSOCIATION REPRESENTATIVE**

Today's Date: \_\_\_\_\_

Name of Sub-Association: \_\_\_\_\_

Date of Board Meeting Appointment/Election: \_\_\_\_\_

Name of Appointed or Elected  
Representative: \_\_\_\_\_

(Signature of President, Vice President, Secretary, Treasurer): \_\_\_\_\_

Representative agrees that: \_\_\_\_\_

- Within 90 days of their appointment or election, submit a letter to the East Village Master Association's secretary that they have completely read the Master Association's governing documents and agree to uphold them to the best of their ability. Or,
- Within 90 days of their appointment or election, the Representative must submit proof of completion of an approved HOA Certification Course for CH720 Florida Statutes.

Failure to do at least one of these two requirements within 90 days of appointment will automatically disqualify the Representative from serving on the EVMA Board.

9/19/2022

**POLICY & PROCEDURES**  
**FACILITY ACCESS CARDS**  
**EVMA COMMUNITY CENTER**

**Only Deed Recorded East Village Lot Owner(s) may apply** for an EVMA Community Center access card. Please contact the Facilities Manager at the Community Center located at 3000 East Village Drive or call 941-445-8057 for an appointment. Proof of ownership and request form must be filled out by the lot owner at time of request.

Cards will **NOT** be issued directly to a renter of any property by the Facilities Manager. It must be acquired through agreement with the homeowner of record. Any homeowner(s) who make arrangements to issue their card to a renter must notify the Facilities Manager immediately. The homeowner will continue to assume liability for that card used by a renter. The renter will also be liable for any damage occurred by that renter while using the card.

**No child under the age of 17 may be in the pool area without adult supervision. No child under the age of 18 shall use exercise equipment without adult supervision.**

**Information required:**

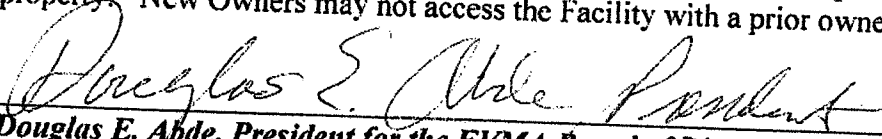
1. Current ownership must be provided.  
Owner may acquire proof from the property appraiser's website:  
[www.sarasotacountypropertyappraiser](http://www.sarasotacountypropertyappraiser.com) and present to the Facilities Manager.  
Or, you may produce your deed showing current ownership.
2. Address of property, contact telephone number and email address.

**Assigned Deposit Fees:**

The first owner card assigned will have an initial deposit of \$25 effective January 10, 2019, and will be collected upon receipt of the card. The deposit will be returned to you when you return the card to the Facilities Manager. If the card is not returned by the assigned homeowner, the deposit will be forfeited. Additional owner cards for the same lot number will have a fee of \$50 ea. Replacement cards (for any reason) will have a fee of \$50 ea.

**Cancellation:**

You may cancel your card by returning to the Facilities Manager which at that time, your deposit will be returned. Cards will automatically cancel upon the transfer of your property. New Owners may not access the Facility with a prior owner's name.

  
\_\_\_\_\_  
**Douglas E. Abde, President for the EVMA Board of Directors**

This is a camera and alarm system secured facility. Please obey all rules as set forth.  
Policy and Procedures #01102019  
per EVMA Board Meeting of Jan. 10, 2019

**EAST VILLAGE FACILITY CARD ACCESS**

*Must be filled out by all requesting an access card to the Facilities  
Credit Card Not Accepted*

Date: \_\_\_\_\_

\_\_\_\_\_ \$ \_\_\_\_\_  
**1<sup>st</sup> Card Number Assigned**                      **Deposit Amt. Rec'd**  
**Cash/Check #** \_\_\_\_\_

Additional Card Rec'd: \_\_\_\_\_ Deposit: \$ \_\_\_\_\_

Additional Card Rec'd: \_\_\_\_\_ Deposit: \$ \_\_\_\_\_

\_\_\_\_\_  
*Name of Homeowner*

\_\_\_\_\_                      \_\_\_\_\_  
*Address of Property*                      *Community*

\_\_\_\_\_  
*Contact Phone Number*

\_\_\_\_\_  
*Email Address*

***This is a camera/alarm secured facility. Please obey all rules as set forth.  
Children under the age of 17 may not access pool/hot tub without adult supervision.  
Children under the age of 18 may not use exercise equipment.***

\_\_\_\_\_  
*Signature of Owner*                      *(date)*

\_\_\_\_\_  
*Signature of Facilities Manager*                      *(date)*

Copy received by homeowner: \_\_\_\_\_  
*(signature of homeowner)*