

**NOTICE**  
**BOARD OF DIRECTORS ZOOM AND IN-PERSON MEETING**  
**EAST VILLAGE MASTER ASSOCIATION, INC.**  
**THURSDAY, DECEMBER 8, 2022**  
**AT THE EAST VILLAGE CLUBHOUSE**  
**10:00 A.M.**  
**AGENDA**

<p>Zoom Link Meeting ID: 875 8372 0792 Passcode: 791227</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 November 11, 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. Association Updates.
9. For the Good of the Order.
10. Next Meeting Date: January 12, 2023.
11. Adjournment.

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

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

The meeting was called to order by the President, Doug Abde, at 10:04 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 November 11, 2022, were approved, as presented.

Resignations and Appointments: None.

Communications and Announcements: None.

Reports of Officers and Committees:

- a. President's Report - Doug Abde: Reviewed his report, which is attached and made a part of these original minutes.
- b. Treasurer's Report – John Reisinger: 1). The Treasurer reviewed the November 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 will be paid back by the end of the year. 3). With additional accounts for the reserves, we now have a better way to track spending.

MOTION was made by John Reisinger and seconded by Gary Beck to leave \$5,000 in the Lake Reserve and to transfer the balance to the Insurance Deductible/Building Maintenance Reserve.

MOTION was made by Ed DiNunzio to offer a friendly amendment to leave \$10,000 in the Lake Reserve and to transfer the balance to the Insurance Deductible/Building Maintenance Reserve.

MOTION failed for lack of a Second.

The vote was then taken on the original motion.

MOTION PASSED.

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

- c. Legal/Compliance: Legal: No progress has been made. John Reisinger will work with Brian Pederson. Compliance: One volunteer is needed from each Association to serve on the Compliance Committee.

- d. Grounds/Lakes/Community Development Report: Grounds: Cleanup work continues. Lakes: Work continues with the new contractor. Community Development: No report.
- e. Facilities: 1). It was the opinion of the President that the insurance adjuster provided low reimbursement values for damages. 2). The Gibson's from Quail Lake have donated a rowing machine to the exercise room.

MOTION was made by John Reisinger and seconded by Ed DiNunzio to have volunteers remove the spa trellis structure and reopen the spa.

MOTION PASSED.

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

Kathy Eisenbarth was excused at 11:31 A.M.

MOTION PASSED.

- f. Security Report: 1). Problems with ADT continue. Estimates to replace the existing system are being reviewed. 2). The FOB accounts for each Association have been distributed to each sub-association. The Treasurer suggested that the FOBs be sold, and no deposits be held. 3). Each Association's representative must provide proof of certification or a signed acknowledgement that they have read the Master Documents and agree to abide by them.
- g. Web Report: No report.

UNFINISHED BUSINESS.

- a. Special Assessment: Covered.

NEW BUSINESS.

- a. Association Updates: MOTION was made by John Reisinger and seconded by Ed DiNunzio to approve the proposal from Bob's Electric to replace the light and light pole at the tennis court as well as additional electrical damage at a cost of \$2,945, as submitted.

MOTION PASSED.

MOTION was made by Doug Abde and seconded by Ed DiNunzio to delay the decision on the replacement of the air conditioning unit in the locker rooms until 2023.

MOTION PASSED.

(For: Abde, Beck, DiNunzio. Against: Reisinger, Scott).

For the Good of the Order: Covered.

MOTION was made by Ed DiNunzio and seconded by Gary Beck that the meeting be adjourned.

MOTION PASSED.

The meeting was adjourned 12:34 P. M. The next meeting will be held on January 12, 2023, at 10:00 A.M. in the clubhouse and via Zoom.

Respectfully submitted,



James S. Kraut,  
For the Secretary

## East Village Monthly Meeting

December 8, 2022

Directors,

I would like to thank all of you for attending this month's meeting, I know it's a busy time of the year and I appreciate your time. I would also like to take this opportunity to thank John Reisinger for all his work on behalf of our association, it is sincerely appreciated.

- **Camaraderie:** Prior to the Pandemic, we enjoyed the company of all our association residents at the various functions that we all sponsored. We got to know everyone and were able to share some great party events and camaraderie. One event I was especially proud to organize, along with Social Committee and other association folks, was the recognition event where we honored directors and volunteers who contributed to the quality of life that we all enjoy in East Village.

I would hope in the future we will get back to our social events and bring our communities together again. Please take a moment to reflect on those functions in the past and come forward with your own thoughts and ideas for the EVMA to put an event on the calendar, remember if it's open to the community it's free.

- **FINANCIALS:** The Treasurer has formulated a reserve budget along with Jim Kraut that I believe should handle the contingencies and commitment of the budget. My most important concern is that we maintain control over the retention ponds to ensure the continued water quality management. We need the ability to re-act to special situations that occur to the ponds from time-to-time. Keeping the budget open for the lakes in reserves is a commitment, for the future. Please remember that the reserve budget funds can only be used for specific expenditures, however the board may transfer funds to another account by a vote of the membership.

- **LEGAL:** Our legal challenges are primarily involving behavior at the recreation center. Most of the violations are from younger folks, and because this facility is not managed on a full time basis, they do what they want, until they are caught on camera by the facility manager, or a complaint is made. We have initiated an immediate suspension policy which is in effect; however, we must have a sitting fining committee to hear an appeal if the fine or the suspension is contested. In the past we had the ability to fine as well as a committee to hear an appeal.

At last month's meeting the Quail Lake President asked if we could do something to enforce a no parking ban by a resident commercial vehicle. We would like to help in this effort however, this would require a sitting fining committee, which is not in place. At last month's meeting we discussed a committee that would be shared by all the associations in East Village. This is possible to accomplish with the help of volunteers, and a letter from the communities authorizing the EVMA to act on their behalf.

The existing language of the governing documents allow for the EVMA to enforce compliance in the individual communities if that community has suspended enforcement. This prevents a collapse of our deed restrictions, and stabilizes and preserves real-estate values. If you think this is a good Idea, please go back to your communities and discuss with your boards. this is the best way to protect community property values.

- **LAKES and PONDS:** The ponds were service and the technicians Keith Drum and Dan Defranco, during their visits targeted the invasive and exotic weed growth throughout the perimeters of all the ponds. The weeds observed and targeted and treated: Torpedo grass, pennywort, alligator weed, primrose willow, and cattails. Trace amounts of filaments and algae and chara were observed, but no nuisance levels. Additional treatments and targeting #4 will be applied within the budget contract.

The current condition of the lakes are in currently in better shape than they were during the summer inspections. Please understand that any catastrophic

event to the ponds will require a response beyond the contracted amount.

Please remember that because the EVMA maintains the retention ponds, we enjoy a reduction in our waste water taxes which has amounted to thousands of dollars to each individual property since the inception of the EVMA community. Please be mindful of this when voting on a lake budget. Please remember to hire responsible lawn fertilizing companies that care about our waterways, even small amounts of nitrogen getting into the ponds from lawn fertilizer can increase the frequency and the size of algae blooms.

- **FACILITY:** Let me start by saying how lucky we were to have sustained very little damage. As you know the insurance company was notified of damages sustained to the facility as a result of the recent storm. The response was they sent an adjuster out to review the damages, the facility manager along with John Reisinger and myself, reviewed items damaged with the adjuster. After several attempts to speed up the process, we finally had a chance to look at the amounts calculated by the third party claims service.

As you would expect the amounts were ridiculously low to a point of insulting. We will review each and every cost entry on their list and compare to actual cost in our current market. I have contacted the Vice President of Atlas Insurance Company indicated my complete displeasure of the report, and indicated that we will review and do what ever is necessary to have a accurate estimate of cost sustained. The review will not cost the association, but will be a volunteer effort.

- **SECURITY:** The ADT issues continue! We have the option now to drop a portion of their service or all. The first item that can be removed is the camera system which would save a monthly charge and would pay for itself in less than two years. A new key fob security system, which is compatible to the existing fob system, is available for about \$10,000. We need to look at this and ensure the maintenance plans are adequate. The current ADT monthly expenses are in excess of \$800.

- **KEYS CALDWELL:** Some of the communities have not completed the information required for the KC file. Information for each community on Board Officers and Directors, board members certificates of education, and a resident's list is required information.

May I wish you a Merry Christmas and a Happy New Year !

Doug Abde  
President for the  
East Village Master Association  
December, 2022 Board Meeting



# Keys-Caldwell, Inc.

## **Financial Report Package**

**November 2022**

**Prepared for**

**East Village Master Association, Inc.**

**By**

**Keys-Caldwell**

	Operating	Reserve	Total
<b>Assets</b>			
<b>Current Assets</b>			
SouthState Bank - OP	\$ 53,947.54	\$ -	\$ 53,947.54
<b>Total: Current Assets</b>	<b>\$ 53,947.54</b>	<b>\$ -</b>	<b>\$ 53,947.54</b>
<b>Reserves</b>			
SouthState Bank - Reserve	-	149,636.93	149,636.93
Due to (from) Reserves/(Operating)	-	22,875.09	22,875.09
<b>Total: Reserves</b>	<b>\$ -</b>	<b>\$ 172,512.02</b>	<b>\$ 172,512.02</b>
<b>Accounts Receivable</b>			
Accounts Receivable	8.32	-	8.32
<b>Total: Accounts Receivable</b>	<b>\$ 8.32</b>	<b>\$ -</b>	<b>\$ 8.32</b>
<b>Other Current Assets</b>			
Prepaid Insurance	9,354.41	-	9,354.41
<b>Total: Other Current Assets</b>	<b>\$ 9,354.41</b>	<b>\$ -</b>	<b>\$ 9,354.41</b>
<b>Other Assets</b>			
Utility Deposit	400.00	-	400.00
Clubhouse	91,641.33	-	91,641.33
Clubhouse Loan Amortization	(78,257.96)	-	(78,257.96)
<b>Total: Other Assets</b>	<b>\$ 13,783.37</b>	<b>\$ -</b>	<b>\$ 13,783.37</b>
<b>Total: Assets</b>	<b>\$ 77,093.64</b>	<b>\$ 172,512.02</b>	<b>\$ 249,605.66</b>
<b>Liabilities &amp; Equity</b>			
<b>Other Current Liabilities</b>			
Insurance Loan	3,410.00	-	3,410.00
Pre-Collected Maintenance Fees	428.92	-	428.92
Due to Reserves	22,875.09	-	22,875.09
Clubhouse Rnvtn Loan Stonegate	13,533.37	-	13,533.37
Key Deposit	100.00	-	100.00
<b>Total: Other Current Liabilities</b>	<b>\$ 40,347.38</b>	<b>\$ -</b>	<b>\$ 40,347.38</b>
<b>Reserves</b>			
Capital Equipment	-	33,327.41	33,327.41
Tennis Court Reserve	-	2,176.02	2,176.02
Paving Reserve	-	11,360.52	11,360.52
Prop Improvements	-	59,046.18	59,046.18
Roof Reserve	-	4,393.08	4,393.08
Pool / Pool Deck	-	32,777.78	32,777.78
Lakes / Retention	-	31,257.54	31,257.54
Hurricane Ian Reserves	-	(1,992.00)	(1,992.00)
Reserve Interest	-	165.49	165.49
<b>Total: Reserves</b>	<b>\$ -</b>	<b>\$ 172,512.02</b>	<b>\$ 172,512.02</b>
<b>Equity</b>			
Equity	(7,612.62)	-	(7,612.62)
<b>Total: Equity</b>	<b>\$(7,612.62)</b>	<b>\$ -</b>	<b>\$(7,612.62)</b>
Net Income Gain/Loss	44,358.88	-	44,358.88
<b>Total: Liabilities &amp; Equity</b>	<b>\$ 77,093.64</b>	<b>\$ 172,512.02</b>	<b>\$ 249,605.66</b>

**Income Statement - Operating**  
 East Village Master Association, Inc.  
 11/30/2022

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>OPERATING INCOME</b>							
<b>Income</b>							
4000-00 Maintenance Fees	\$9,192.63	\$9,197.58	(\$4.95)	\$101,118.93	\$101,173.38	(\$54.45)	\$110,371.00
4025-00 Reserve Income	3,518.37	3,518.75	(0.38)	38,702.07	38,706.25	(4.18)	42,225.00
4050-01 Reserve Interest	48.98	-	48.98	165.49	-	165.49	-
4100-00 Special Assessment	-	-	-	51,810.00	-	51,810.00	-
4120-00 Clubhouse Project Income	1,059.00	1,059.00	-	11,649.00	11,649.00	-	12,708.00
4125-00 Clubhouse Project Expenses	(1,153.03)	(1,059.00)	(94.03)	(12,683.33)	(11,649.00)	(1,034.33)	(12,708.00)
4200-00 Key Fob Income	100.00	-	100.00	590.00	-	590.00	-
4250-00 Operating Interest	0.46	0.42	0.04	1.31	4.62	(3.31)	5.00
4280-00 Miscellaneous Income	-	63.75	(63.75)	866.84	701.25	165.59	765.00
4400-00 Rental Income	-	-	-	700.00	-	700.00	-
<b>Total Income</b>	<b>\$12,766.41</b>	<b>\$12,780.50</b>	<b>(\$14.09)</b>	<b>\$192,920.31</b>	<b>\$140,585.50</b>	<b>\$52,334.81</b>	<b>\$153,366.00</b>
<b>Total OPERATING INCOME</b>	<b>\$12,766.41</b>	<b>\$12,780.50</b>	<b>(\$14.09)</b>	<b>\$192,920.31</b>	<b>\$140,585.50</b>	<b>\$52,334.81</b>	<b>\$153,366.00</b>
<b>OPERATING EXPENSE</b>							
<b>Administrative Expense</b>							
5010-00 Legal Expenses	-	50.00	50.00	944.00	550.00	(394.00)	600.00
5012-00 Accounting Expenses	-	14.58	14.58	175.00	160.38	(14.62)	175.00
5013-00 Technical Support	-	100.00	100.00	350.00	1,100.00	750.00	1,200.00
5020-00 Management Contract	723.17	723.17	-	7,954.87	7,954.87	-	8,678.00
5101-00 Printing/Postage/Office Supplies	308.76	100.00	(208.76)	1,824.70	1,100.00	(724.70)	1,200.00
5120-00 Telephone/Internet Expense	-	147.67	147.67	2,625.05	1,624.37	(1,000.68)	1,772.00
5200-00 Insurance Expense	1,497.59	1,441.67	(55.92)	16,910.86	15,858.37	(1,052.49)	17,300.00
5310-00 Licenses & Fees	-	65.58	65.58	736.25	721.38	(14.87)	787.00
5600-00 Personnel - Wages & Taxes	2,220.07	1,916.67	(303.40)	25,600.73	21,083.37	(4,517.36)	23,000.00
<b>Total Administrative Expense</b>	<b>\$4,749.59</b>	<b>\$4,559.34</b>	<b>(\$190.25)</b>	<b>\$57,121.46</b>	<b>\$50,152.74</b>	<b>(\$6,968.72)</b>	<b>\$54,712.00</b>
<b>General Maintenance</b>							
6010-00 Building Maintenance	-	625.00	625.00	3,537.29	6,875.00	3,337.71	7,500.00
6017-00 Supplies-Buildings	17.11	-	(17.11)	939.39	-	(939.39)	-
6025-00 Clubhouse / Cottage Custodial Cleaning Expense	-	50.00	50.00	570.97	550.00	(20.97)	600.00
6029-00 Supplies-Cleaning	19.77	-	(19.77)	936.77	-	(936.77)	-
6030-00 Fire and Security	269.24	441.67	172.43	6,974.67	4,858.37	(2,116.30)	5,300.00
6040-00 Pest Control	-	58.33	58.33	822.30	641.63	(180.67)	700.00
<b>Total General Maintenance</b>	<b>\$306.12</b>	<b>\$1,175.00</b>	<b>\$868.88</b>	<b>\$13,781.39</b>	<b>\$12,925.00</b>	<b>(\$856.39)</b>	<b>\$14,100.00</b>
<b>Grounds Maintenance</b>							
6100-00 Grounds Contract	622.76	791.67	168.91	6,875.27	8,708.37	1,833.10	9,500.00
6102-00 Irrigation Maintenance	-	83.33	83.33	951.29	916.63	(34.66)	1,000.00
<b>Total Grounds Maintenance</b>	<b>\$622.76</b>	<b>\$875.00</b>	<b>\$252.24</b>	<b>\$7,826.56</b>	<b>\$9,625.00</b>	<b>\$1,798.44</b>	<b>\$10,500.00</b>
<b>Pool Expense</b>							
6200-00 Pool Contract	-	41.67	41.67	-	458.37	458.37	500.00
6201-00 Pool Equipment / Repairs	313.80	166.67	(147.13)	1,945.43	1,833.37	(112.06)	2,000.00
6202-00 Pool Chemicals	484.48	583.33	98.85	6,288.05	6,416.63	128.58	7,000.00
6203-00 SPA Repairs	-	20.83	20.83	-	229.13	229.13	250.00
6209-00 Supplies-Pool/Spa	250.58	-	(250.58)	959.20	-	(959.20)	-
<b>Total Pool Expense</b>	<b>\$1,048.86</b>	<b>\$812.50</b>	<b>(\$236.36)</b>	<b>\$9,192.68</b>	<b>\$8,937.50</b>	<b>(\$255.18)</b>	<b>\$9,750.00</b>
<b>Lake/Water Management</b>							
6600-00 Lake Management Contract	1,450.00	781.67	(668.33)	8,280.00	8,598.37	318.37	9,380.00
<b>Total Lake/Water Management</b>	<b>\$1,450.00</b>	<b>\$781.67</b>	<b>(\$668.33)</b>	<b>\$8,280.00</b>	<b>\$8,598.37</b>	<b>\$318.37</b>	<b>\$9,380.00</b>
<b>Utilities</b>							
7100-00 Water / Sewer	275.88	275.00	(0.88)	3,101.73	3,025.00	(76.73)	3,300.00
7101-00 Trash	209.44	145.83	(63.61)	2,199.77	1,604.13	(595.64)	1,750.00
7200-00 Electricity	716.64	583.33	(133.31)	7,822.73	6,416.63	(1,406.10)	7,000.00
<b>Total Utilities</b>	<b>\$1,201.96</b>	<b>\$1,004.16</b>	<b>(\$197.80)</b>	<b>\$13,124.23</b>	<b>\$11,045.76</b>	<b>(\$2,078.47)</b>	<b>\$12,050.00</b>
<b>Other Expenses</b>							
7900-00 Contingency	-	54.08	54.08	-	594.88	594.88	649.00
7901-00 Supplies-Other	-	-	-	366.59	-	(366.59)	-
<b>Total Other Expenses</b>	<b>\$-</b>	<b>\$54.08</b>	<b>\$54.08</b>	<b>\$366.59</b>	<b>\$594.88</b>	<b>\$228.29</b>	<b>\$649.00</b>

**Income Statement - Operating**  
 East Village Master Association, Inc.  
 11/30/2022

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Reserve Funding</b>							
9700-00 Reserve Funding	\$3,518.37	\$3,518.75	\$0.38	\$38,703.03	\$38,706.25	\$3.22	\$42,225.00
9799-00 Reserve Interest	48.98	-	(48.98)	165.49	-	(165.49)	-
<b>Total Reserve Funding</b>	<u>\$3,567.35</u>	<u>\$3,518.75</u>	<u>(\$48.60)</u>	<u>\$38,868.52</u>	<u>\$38,706.25</u>	<u>(\$162.27)</u>	<u>\$42,225.00</u>
<b>Total OPERATING EXPENSE</b>	<b>\$12,946.64</b>	<b>\$12,780.50</b>	<b>(\$166.14)</b>	<b>\$148,561.43</b>	<b>\$140,585.50</b>	<b>(\$7,975.93)</b>	<b>\$153,366.00</b>
<b>Net Income:</b>	<u><u>(\$180.23)</u></u>	<u><u>\$0.00</u></u>	<u><u>(\$180.23)</u></u>	<u><u>\$44,358.88</u></u>	<u><u>\$0.00</u></u>	<u><u>\$44,358.88</u></u>	<u><u>\$0.00</u></u>

**Reserve Schedule**  
 East Village Master Association, Inc.  
 11/01/2022 To 11/30/2022

Description	Prior Balance	Contribution	Expenditure	Transfer	Interest	Ending Balance
SouthState Bank - Reserve	(\$145,644.95)	\$775.00	\$0.00	(\$4,718.00)	\$0.00	(\$149,636.93)
Due to (from) Reserves/(Operating)	(\$24,074.72)	\$1,199.63	\$0.00	\$0.00	\$0.00	(\$22,875.09)
Capital Equipment	\$32,964.74	\$362.67	\$0.00	\$0.00	\$0.00	\$33,327.41
Tennis Court Reserve	\$1,813.35	\$362.67	\$0.00	\$0.00	\$0.00	\$2,176.02
Paving Reserve	\$11,271.03	\$89.49	\$0.00	\$0.00	\$0.00	\$11,360.52
Prop Improvements	\$57,289.15	\$1,757.03	\$0.00	\$0.00	\$0.00	\$59,046.18
Roof Reserve	\$4,317.72	\$75.36	\$0.00	\$0.00	\$0.00	\$4,393.08
Pool / Pool Deck	\$31,967.66	\$810.12	\$0.00	\$0.00	\$0.00	\$32,777.78
Lakes / Retention	\$31,196.51	\$61.03	\$0.00	\$0.00	\$0.00	\$31,257.54
Hurricane Ian Reserves	(\$1,217.00)	\$0.00	\$775.00	\$0.00	\$0.00	(\$1,992.00)
Reserve Interest	\$116.51	\$48.98	\$0.00	\$0.00	\$0.00	\$165.49
	<b>\$0.00</b>	<b>\$5,541.98</b>	<b>\$775.00</b>	<b>(\$4,718.00)</b>	<b>\$0.00</b>	<b>\$0.00</b>