

NOTICE
BOARD OF DIRECTORS ZOOM AND IN-PERSON MEETING
EAST VILLAGE MASTER ASSOCIATION, INC.
THURSDAY, FEBRUARY 9, 2023
AT THE EAST VILLAGE CLUBHOUSE
10:00 A.M.
AGENDA

<p>Zoom Link Meeting ID: 822 9005 5244 Passcode: 150036</p>

1. Calling of the Roll/ Establish Quorum.
2. Proof of Notice of Meeting.
3. Reading and Approval of Minutes of January 12, 2023.
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. 2023 Annual Meeting.
 - b. Ratify Pay Raise.
 - c. Association Updates.
9. For the Good of the Order.
10. Next Meeting Date: March 9, 2023.
11. Adjournment.

**MINUTES OF THE IN-PERSON and ZOOM MEETING
BOARD OF DIRECTORS
EAST VILLAGE MASTER ASSOCIATION, INC.
THURSDAY, FEBRUARY 9, 2023
10:00 A. M.**

Present: Doug Abde, President, John Reisinger, Treasurer, Gary Beck, Secretary, Ed DiNunzio, Ed McNaught for Kathy Eisenbarth, 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 10:03 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.

Communications and Announcements: A moment of silence was observed for the passing of Michael Baranowicz and condolences were expressed for his family.

Reading and Approval of the Minutes of the Previous Board Meeting: Hearing no objection, the minutes of January 12, 2023, were approved, as presented.

Resignations and Appointments: None.

Reports of Officers and Committees:

- a. President's Report - Doug Abde: 1). The new light pole at the tennis courts is scheduled to be installed on February 21. 2). We have received an insurance refund of \$5,200.
- b. Treasurer's Report – John Reisinger: 1). The Treasurer reviewed the January financial report, which is attached and made a part of these original minutes and stated that, as of January, we are \$700 to the good. 2). We have approximately \$5,900 in hurricane expenses so far.

MOTION was made by Doug Abde and seconded by Gary Beck as follows: All votes to be taken regarding budget items to include analysis of line items on a line-by-line basis for any amounts over \$500 by the EVMA management representative. Budget to provide more clarity, transparency and understanding to the voting members as to what is exactly included as well as the source of the amount reflected within the budgeted item.

Ed DiNunzio offered a friendly amendment as follows: There will be a special budget workshop meeting held in October of each year to create and review the next year's budget line by line, which will then be sent to each Association in October and be voted on by the Master Board representatives at the regularly scheduled Board meeting in November.

MOTION was made by Ed Dinunzio and seconded by Brian Pederson to approve the friendly amendment as written.

MOTION PASSED.

- c. Legal/Compliance: Legal: Letters are being sent out as needed. Compliance: One volunteer is needed from each Association to serve on the Compliance Committee.

- d. Grounds/Lakes/Community Development Report: Grounds: What is happening with the island? Lakes: The water sample tests are attached and made a part of these original minutes. Community Development: No report.
- e. Facilities: Covered.
- f. Security Report: 1). There has been no change with the alarm system portion. More quotes are coming in. We need to set up a meeting with the other security contractors to find out what they are offering and at what price.
- g. Web Report: we are waiting for all annual meetings to be completed to update the directors contact list. All information for the new website should be sent to Larry Vachon for upload.

UNFINISHED BUSINESS.

- a. Hurricane Updates: 1). The roof repairs have not been completed. 2). An owner requested that the hot water be connected to the outside shower. Larry Vachon said that hot water is available and that he adjusts the amount provided because there is no mixing valve.

NEW BUSINESS.

- a. 2023 Annual Meeting: Will be held on April 13, 2023, at 10:00 A.M. at the clubhouse.
- b. Ratify Pay Raise: MOTION was made by Ed DiNunzio and seconded by Ed McNaught to ratify the pay raise for Larry Vachon from \$16.00 to \$20.00 per hour, as budgeted in the approved 2023 budget, effective January 1, 2023.

MOTION PASSED.

- c. Association Updates: The lawn of the abandoned house in Village Run is being mowed by neighbors.


For the Good of the Order: Covered.

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

MOTION PASSED.

The meeting was adjourned 11:11 A. M. The next meeting will be held on March 9, 2023, at 10:00 A.M. in the clubhouse and via Zoom.

Respectfully submitted,


James S. Kraut,
For the Secretary

Keys-Caldwell, Inc.

Financial Report Package

January 2023

Prepared for

East Village Master Association, Inc.

By

Keys-Caldwell

	Operating	Reserve	Total
Assets			
Current Assets			
SouthState Bank - OP	\$ 38,024.09	\$ -	\$ 38,024.09
Total: Current Assets	\$ 38,024.09	\$ -	\$ 38,024.09
Reserves			
SouthState Bank - Reserve	-	174,657.96	174,657.96
Total: Reserves	\$ -	\$ 174,657.96	\$ 174,657.96
Other Current Assets			
Prepaid Insurance	2,859.25	-	2,859.25
Total: Other Current Assets	\$ 2,859.25	\$ -	\$ 2,859.25
Other Assets			
Utility Deposit	400.00	-	400.00
Clubhouse	91,641.33	-	91,641.33
Clubhouse Loan Amortization	(80,465.13)	-	(80,465.13)
Total: Other Assets	\$ 11,576.20	\$ -	\$ 11,576.20
Total: Assets	\$ 52,459.54	\$ 174,657.96	\$ 227,117.50
Liabilities & Equity			
Other Current Liabilities			
Insurance Loan	3,410.00	-	3,410.00
Pre-Collected Maintenance Fees	545.59	-	545.59
Clubhouse Rnvtn Loan Stonegate	11,326.20	-	11,326.20
Key Deposit	3,900.00	-	3,900.00
Total: Other Current Liabilities	\$ 19,181.79	\$ -	\$ 19,181.79
Reserves			
Capital Equipment	-	34,198.76	34,198.76
Tennis Court Reserve	-	3,612.57	3,612.57
Paving Reserve	-	11,694.93	11,694.93
Prop Improvements	-	60,157.95	60,157.95
Roof Reserve	-	5,174.94	5,174.94
Pool / Pool Deck	-	33,988.25	33,988.25
Lakes / Retention	-	6,000.00	6,000.00
Insurance Deductible Reserve	-	25,474.00	25,474.00
Hurricane Ian Reserves	-	(5,920.15)	(5,920.15)
Reserve Interest	-	276.71	276.71
Total: Reserves	\$ -	\$ 174,657.96	\$ 174,657.96
Equity			
Equity	32,557.85	-	32,557.85
Total: Equity	\$ 32,557.85	\$ -	\$ 32,557.85
Net Income Gain/Loss	719.90	-	719.90
Total: Liabilities & Equity	\$ 52,459.54	\$ 174,657.96	\$ 227,117.50

Income Statement - Operating
 East Village Master Association, Inc.
 01/31/2023

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
Income							
4000-00 Maintenance Fees	\$12,866.43	\$12,869.83	(\$3.40)	\$12,866.43	\$12,869.83	(\$3.40)	\$154,438.00
4025-00 Reserve Income	3,297.00	3,299.17	(2.17)	3,297.00	3,299.17	(2.17)	39,590.00
4050-01 Reserve Interest	61.00	-	61.00	61.00	-	61.00	-
4120-00 Clubhouse Project Income	1,059.00	1,059.00	-	1,059.00	1,059.00	-	12,708.00
4125-00 Clubhouse Project Expenses	(1,153.03)	(1,153.00)	(0.03)	(1,153.03)	(1,153.00)	(0.03)	(13,836.00)
4200-00 Key Fob Income	100.00	-	100.00	100.00	-	100.00	-
4250-00 Operating Interest	0.32	-	0.32	0.32	-	0.32	-
Total Income	\$16,230.72	\$16,075.00	\$155.72	\$16,230.72	\$16,075.00	\$155.72	\$192,900.00
Total OPERATING INCOME	\$16,230.72	\$16,075.00	\$155.72	\$16,230.72	\$16,075.00	\$155.72	\$192,900.00
OPERATING EXPENSE							
Administrative Expense							
5010-00 Legal Expenses	-	250.00	250.00	-	250.00	250.00	3,000.00
5012-00 Accounting Expenses	-	14.58	14.58	-	14.58	14.58	175.00
5013-00 Technical Support	-	100.00	100.00	-	100.00	100.00	1,200.00
5020-00 Management Contract	795.50	795.50	-	795.50	795.50	-	9,546.00
5101-00 Printing/Postage/Office Supplies	58.05	125.00	66.95	58.05	125.00	66.95	1,500.00
5120-00 Telephone/Internet Expense	181.00	290.58	109.58	181.00	290.58	109.58	3,487.00
5200-00 Insurance Expense	1,497.59	1,783.17	285.58	1,497.59	1,783.17	285.58	21,398.00
5310-00 Licenses & Fees	-	61.33	61.33	-	61.33	61.33	736.00
5600-00 Personnel - Wages & Taxes	3,544.62	2,916.67	(627.95)	3,544.62	2,916.67	(627.95)	35,000.00
Total Administrative Expense	\$6,076.76	\$6,336.83	\$260.07	\$6,076.76	\$6,336.83	\$260.07	\$76,042.00
General Maintenance							
6010-00 Building Maintenance	464.00	500.00	36.00	464.00	500.00	36.00	6,000.00
6011-00 Building Maintenance (SF)	-	83.33	83.33	-	83.33	83.33	1,000.00
6017-00 Supplies-Buildings	220.72	125.00	(95.72)	220.72	125.00	(95.72)	1,500.00
6029-00 Supplies-Cleaning	227.83	91.67	(136.16)	227.83	91.67	(136.16)	1,100.00
6030-00 Fire and Security	709.07	666.67	(42.40)	709.07	666.67	(42.40)	8,000.00
6031-00 A/C Cond. Inspection	-	66.67	66.67	-	66.67	66.67	800.00
6040-00 Pest Control	-	70.83	70.83	-	70.83	70.83	850.00
Total General Maintenance	\$1,621.62	\$1,604.17	(\$17.45)	\$1,621.62	\$1,604.17	(\$17.45)	\$19,250.00
Grounds Maintenance							
6100-00 Grounds Contract	1,029.21	333.33	(695.88)	1,029.21	333.33	(695.88)	4,000.00
6101-00 Grounds Maintenance and Supplies	-	605.25	605.25	-	605.25	605.25	7,263.00
6102-00 Irrigation Maintenance	183.47	83.33	(100.14)	183.47	83.33	(100.14)	1,000.00
Total Grounds Maintenance	\$1,212.68	\$1,021.91	(\$190.77)	\$1,212.68	\$1,021.91	(\$190.77)	\$12,263.00
Pool Expense							
6201-00 Pool Equipment / Repairs	-	200.00	200.00	-	200.00	200.00	2,400.00
6202-00 Pool Chemicals	310.51	650.00	339.49	310.51	650.00	339.49	7,800.00
6203-00 SPA Repairs	200.00	83.33	(116.67)	200.00	83.33	(116.67)	1,000.00
6209-00 Supplies-Pool/Spa	13.75	83.34	69.59	13.75	83.34	69.59	1,000.00
Total Pool Expense	\$524.26	\$1,016.67	\$492.41	\$524.26	\$1,016.67	\$492.41	\$12,200.00
Lake/Water Management							
6600-00 Lake Management Contract	1,450.00	1,450.00	-	1,450.00	1,450.00	-	17,400.00
Total Lake/Water Management	\$1,450.00	\$1,450.00	\$-	\$1,450.00	\$1,450.00	\$0.00	\$17,400.00
Utilities							
7100-00 Water / Sewer	288.91	304.58	15.67	288.91	304.58	15.67	3,655.00
7101-00 Trash	204.28	206.25	1.97	204.28	206.25	1.97	2,475.00
7200-00 Electricity	774.31	793.75	19.44	774.31	793.75	19.44	9,525.00
Total Utilities	\$1,267.50	\$1,304.58	\$37.08	\$1,267.50	\$1,304.58	\$37.08	\$15,655.00
Other Expenses							
7900-00 Contingency	-	41.67	41.67	-	41.67	41.67	500.00
Total Other Expenses	\$-	\$41.67	\$41.67	\$-	\$41.67	\$41.67	\$500.00
Reserve Funding							
9700-00 Reserve Funding	3,297.00	3,299.17	2.17	3,297.00	3,299.17	2.17	39,590.00
9799-00 Reserve Interest	61.00	-	(61.00)	61.00	-	(61.00)	-

Income Statement - Operating
 East Village Master Association, Inc.
 01/31/2023

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total Reserve Funding	\$3,358.00	\$3,299.17	(\$58.83)	\$3,358.00	\$3,299.17	(\$58.83)	\$39,590.00
Total OPERATING EXPENSE	\$15,510.82	\$16,075.00	\$564.18	\$15,510.82	\$16,075.00	\$564.18	\$192,900.00
Net Income:	\$719.90	\$0.00	\$719.90	\$719.90	\$0.00	\$719.90	\$0.00

Reserve Schedule
 East Village Master Association, Inc.
 01/01/2023 To 01/31/2023

Description	Prior Balance	Contribution	Expenditure	Transfer	Interest	Ending Balance
SouthState Bank - Reserve	(\$172,152.46)	\$852.50	\$0.00	(\$3,297.00)	\$0.00	(\$174,657.96)
Capital Equipment	\$33,690.08	\$654.69	\$146.01	\$0.00	\$0.00	\$34,198.76
Tennis Court Reserve	\$2,538.69	\$1,789.80	\$715.92	\$0.00	\$0.00	\$3,612.57
Paving Reserve	\$11,450.01	\$400.35	\$155.43	\$0.00	\$0.00	\$11,694.93
Prop Improvements	\$60,803.21	\$3,306.82	\$3,952.08	\$0.00	\$0.00	\$60,157.95
Roof Reserve	\$4,468.44	\$1,337.64	\$631.14	\$0.00	\$0.00	\$5,174.94
Pool / Pool Deck	\$33,587.90	\$1,219.89	\$819.54	\$0.00	\$0.00	\$33,988.25
Lakes / Retention	\$31,318.57	\$122.06	\$25,440.63	\$0.00	\$0.00	\$6,000.00
Insurance Deductible Reserve	\$0.00	\$25,629.43	\$155.43	\$0.00	\$0.00	\$25,474.00
Hurricane Ian Reserves	(\$5,920.15)	\$0.00	\$0.00	\$0.00	\$0.00	(\$5,920.15)
Reserve Interest	\$215.71	\$61.00	\$0.00	\$0.00	\$0.00	\$276.71
	\$0.00	\$35,374.18	\$32,016.18	(\$3,297.00)	\$0.00	\$0.00

From: lakeandhabitat@gmail.com
Sent: Wednesday, January 25, 2023 3:34 PM
To: dougabde@hotmail.com; Mark Reese; r.dupree@yahoo.com
Subject: January 2023 Service Report

Doug and Roland,

On our visit East Village on 1/9/23 We observed and treated the following weeds throughout all ponds. Torpedo grass, pennywort, and primrose willow. Filamentous algae was treated in 4,6, and 7. Blue green algae was abundant in lake #1 and treated accordingly. On our site visit to East Village on 1/25/23. We treated trace amounts of filamentous algae in lakes 2,4,6, and 7. Blue- green algae had diminished in lake one, but trace amount were treated as needed. We also conducted water testing on 1/9/23 for phosphorus and nitrogen levels in all ponds. The results are as follows:

Lake #1 Nitrite 0. Nitrate 10ppm. Phosphorus 0-10ppm
Lake #2 Nitrite 0. Nitrate 10ppm. Phosphorus 0-10ppm
Lake #3 Nitrite 0. Nitrate 50ppm. Phosphorus 0-10ppm
Lake #4 Nitrite 0. Nitrate 10ppm. Phosphorus 0-10ppm
Lake #5 Nitrite 0. Nitrate 0ppm. Phosphorus 0-10
Lake #6 Nitrite 0 Nitrate 0ppm. Phosphorus 0-10
Lake #7 Nitrite 0. Nitrate 10ppm. Phosphorus 0-10

All ponds were in the acceptable range. Desired range for Nitrogen is 1200ppb. And the desired range for Phosphorus is 30ppb.

Regards,

Keith Drum
941.375.1399



