

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

<p>Zoom Link Meeting ID: 828 2382 6897 Passcode: 595805</p>

1. Calling of the Roll/ Establish Quorum.
2. Proof of Notice of Meeting.
3. Reading and Approval of Minutes of February 9, 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.
 - b. Compliance Committee Responses.
 - c. 2023 Annual Meeting.
8. New Business:
 - a. Association Updates.
9. For the Good of the Order.
10. Next Meeting Date: April 13, 2023.
11. Adjournment.

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

Present: Doug Abde, President, John Reisinger, Treasurer, Ed Buxton for Gary Beck, Secretary, Ed DiNunzio, Evelyn Hanrahan for Kathy Eisenbarth, 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 10:03 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: Thomas Bond from Heron Shores stated that the Tiki Umbrellas at the pool could have been saved from the hurricane if they were disassembled and broken tiles around the interior of the pool need to be repaired now so that additional tiles do not break.

Reading and Approval of the Minutes of the Previous Board Meeting: Hearing no objection, the minutes of February 9, 2023, were approved, as presented.

Resignations and Appointments: Ed Buxton will be replacing Gary Beck for Willow Springs because Gary has sold his home.

Reports of Officers and Committees:

- a. President's Report - Doug Abde: Deferred.
- b. Treasurer's Report – John Reisinger: 1). The Treasurer reported that the February report has not been issued yet, but the Association is approximately \$3,000 in the black.
- c. Legal/Compliance: Legal: No report. Compliance: 1). We are continuing to have some issues with compliance. 2). We are still looking for at least two more members for the Compliance Committee. 3). Pat Vinti has agreed to run the orientation meeting for the compliance volunteers One volunteer is needed from each Association to serve on the Compliance Committee.
- d. Grounds/Lakes/Community Development Report: Grounds: Gulf Breeze Landscaping will draw up a landscaping design for the center island at no charge. The designer from MRT recommended that the ¾ River Rock be removed. Lakes: No report. Community Development: No report.
- e. Facilities: Everything is pretty much back to pre-hurricane condition.
- f. Security Report: 1). The Fob and cameras are still operated by ADT. The monitoring feature has been eliminated. 2). Bids to replace and upgrade the cameras have been received and are around \$10,000. John Reisinger and Larry Vachon will meet with Roland Dupree to review the bids.
- g. Web Report: The website is up and running and will be updated after the annual meeting. All information should be sent to Larry Vachon.

UNFINISHED BUSINESS.

- a. Hurricane Updates: Covered.
- b. Compliance Committee Responses: Covered.
- c. 2023 Annual Meeting: Will be held on April 13 at 10:00 A.M. at the clubhouse. Information has been sent to all Associations and must be returned to Management by March 31.

NEW BUSINESS.

- a. Association Updates: 1). Management will verify the \$5,200 insurance premium refund. Mr. Abde stated that he will be calling the State Insurance Commissioner to complain about the current state of insurance. 2). Bobbie Scott reviewed a letter from a Heron Shores owner about issues at the recreation center, which is attached and made a part of these original minutes.

For the Good of the Order: Covered.

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

MOTION PASSED.

The meeting was adjourned 10:46 A. M. The next meeting will be held on April 13, 2023, at 10:00 A.M. in the clubhouse and via Zoom.

Respectfully submitted,


James S. Kraut,
For the Secretary

Subject: Fwd: Master Association

Date: Friday, March 17, 2023 at 1:25:26 PM Eastern Daylight Time

From: BARBARA SCOTT

To: Jim Kraut

----- Original Message -----

From: jim agli <gymagli@yahoo.com>

To: Barbara Scott <bndscott@comcast.net>

Date: 03/02/2023 12:21 PM

Subject: Master Association

Bobbie

Some questions and concerns I would like addressed.

Pool and Spa rules need to be reviewed, they are confusing

Shower area. Water is not draining. Rubber mat is no enough . The drain is not adequate. I would recommend a non slip coat of paint and clearing the drain as it is it is a liability

Use of the pickleball courts.

I have noticed a group of people using the courts. Larry does no know who they are and\or who are residents and who and how many are guests..Has the Master Association approved a policy for the use of the courts?

Regarding policy. I frequent the pool almost daily and I have interacted with many guests of our residents Almost always without the resident being present . Does the Master Association have a policy in place regarding guests?

I have read Jeanne's comments and agree that the pool chairs should be arranged daily in the morning.

I will be in attendance at the meeting.

Jim Agli [from Yahoo Mail on Android](#)

EAST VILLAGE MASTER ASSOCIATION, INC.

Sign In Sheet and Request to Speak on an Agenda Topic. Date: 3/9/23

Name	Address/Lot #	Request to Speak	Topic (3 minute limit per subject).
Pat Vinti	1637 Quail Lake Dr.	Possibly	Deposits
PAT MCCARTHY	3090 CROWN HERON	MAYBE	
Thomas Romo	3080 Eagle Heron Cir	YES	
PEG DEBOARD	3112 HERON SHORES DR. #27	NO	
Gail Eisenbach	3029 Heron Lakes Seawind Circle	NO	
DAVID R. MELLO	3138 Heron Shores Dr	NO	
Tony & Sheryl Skeels	3161 Night Heron Ln.	No	
Carol & Phil Crocker	1896 Quail Lake Dr	No	
John Williams	1761 Kildeer Cr.	No	
Anthony Leore	1290 Coony Ct	NO	
EVERETT HARRAHAN	2019 SEAWIND	No	