

NOTICE
BOARD OF DIRECTORS ZOOM MEETING
EAST VILLAGE MASTER ASSOCIATION, INC.
THURSDAY, APRIL 13, 2023
AT THE EAST VILLAGE CLUBHOUSE
IMMEDIATELY FOLLOWING THE ANNUAL MEETING
10:00 A. M.

AGENDA

1. Calling of the Roll/ Establish Quorum.
2. Proof of Notice of Meeting.
3. Reading and Approval of Minutes of March 9, 2023.
4. Resignations and Appointments.
 - a. Committee Appointments.
5. Owners Comments, Announcements and Correspondence.
6. Reports of Officers and Committees:
 - a. President's Report.
 - b. Treasurer's Report.
 - c. Legal/Compliance Report.
 - d. Grounds/Lakes/ Community Development Report.
 - e. Facilities.
 - f. Security Report.
 - g. Web Report.
7. Unfinished Business.
 - a. Hurricane Update/Open Items.
8. New Business:
 - a. Summer Schedule.
 - b. Association Updates.
9. For the Good of the Order.
10. Next Meeting Date: May 11, 2023.
11. Adjournment.

**MINUTES OF THE IN-PERSON and ZOOM MEETING
BOARD OF DIRECTORS
EAST VILLAGE MASTER ASSOCIATION, INC.
THURSDAY, APRIL 13, 2023
10:00 A. M.**

Present: Bobbie Scott, President, Anthony Leone, Vice President, John Reisinger, Treasurer, Pat McCarthy, Secretary, Ed Buxton, (Arriving at 10:59 A.M), Evelyn Hanrahan, and Brian Pedersen, Directors, Jim Kraut for Management and owners in the in-person audience.

The hybrid meeting was called to order by the President, Bobbie Scott, at 10:57 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.

Reading and Approval of the Minutes of the Previous Board Meeting: MOTION was made by John Reisinger and seconded by Pat McCarthy to approve the minutes of March 9, 2023, as presented.

MOTION PASSED.

Ed Buxton joined the meeting.

Resignations and Appointments: Dave Carneci from Quail Lake and Roland Dupree from Meadow Run agreed to join the Lake Watch Committee.

MOTION was made by Bobbie Scott and seconded by Anthony Leone that the formation of the Lake Watch Committee be tabled until after the County lake presentation meeting scheduled for May 2.

MOTION PASSED.

Pat Abde will be contacted and asked to provide any information she may have on the lakes contract and lakes history.

Owner's Comments. Announcement and Correspondence: None.

Reports of Officers and Committees:

- a. President's Report – Bobbie Scott: No report.
- b. Treasurer's Report – John Reisinger: 1). The Treasurer reported that the Association is currently about \$6,000 in the black with about \$32,000 of equity. 2). We need to create a special account for the key fob deposits and need to transfer some reserve money to different accounts. 3). The Vice President has agreed to meet with Doug Abde to get up to speed on the insurance claims and to eventually assume responsibility for insurance.
- c. Legal/Compliance: Legal: No report. Compliance: 1). There are still minor violations at the facility that are being addressed by Larry Vachon. We need volunteers from each Association for this Committee.
- d. Grounds/Lakes/Community Development Report: Grounds: Gulf Breeze Landscaping has provided a design and a proposal for the center island. The Treasurer and Larry Vachon have reviewed the design and made alterations. Gulf Breeze revised their proposal based on those alterations.

MOTION was made by John Reisinger and seconded by Ed Buxton to approve the proposal from Gulf Breeze Landscaping for the center island at a cost of \$3,496.52.

MOTION PASSED.

- e. Facilities: 1). The Board of Health cited some issues from their inspection of the facility: The hot tub switch was shut off, the blower failed, the step in the pool has been repaired and South West Pools will replace the cited gauges and the main pool drain cover. 2). The light pole at the tennis court has been replaced. 3). It was suggested that a fiberglass pan be placed under the outdoor shower to help prevent slipping. 4). It was suggested that a tour of the facilities be scheduled in the near future, so that all Directors can be updated on current conditions and issues. Items to be covered will include the air conditioning system for the restrooms, pool umbrellas, and updating the signage in the pool area. 5). Crown Roofing has identified items on the roof that need to be repaired. Management has a copy of the report to send to the Board.
- f. Security Report: 1). John Reisinger and Larry Vachon will meet with Roland Dupree to review the bids. 2). The alarm system is not working.
- g. Web Report: The website is up and running and will be updated after the annual meeting. All information should through Larry Vachon to Michael Frank.

UNFINISHED BUSINESS.

- a. Hurricane Updates/Open Items – John Reisinger: So far \$9,596 has been spent on hurricane repairs. The roofing repairs will be added to this amount.

NEW BUSINESS.

- a. Summer Schedule: To be addressed at the May meeting.
- b. Association Updates: Covered.


For the Good of the Order: We need a functioning Compliance Committee.

MOTION was made by Evelyn Hanrahan and seconded by Brian Pedersen that the meeting be adjourned.

MOTION PASSED.

The meeting was adjourned 11:55 A. M. The next Board meeting will be held on May 11, 2023, at 10:00 A.M. in the clubhouse and via Zoom.

Respectfully submitted,



James S. Kraut,
For the Secretary

EAST VILLAGE MASTER ASSOCIATION, INC.

Sign In Sheet and Request to Speak on an Agenda Topic. Date: 4/13/23

Name	Address/Lot #	Request to Speak	Topic (3 minute limit per subject).
James Clark	3116 Heron Shores Dr.		
PAT McSPARTY	3090 CROWN HERON	✓	POOL AREA
Ed DiNunzio	1260 COREY CT		
PEG DEBOARD	3112 HERON SHORES DR		
Sheyl + Tony SHOSKI	3161 NIGHT HERON LN.		
Kathy Eisenhardt	3029 Seawind Circle		
CATHY DAVIS	1181 Covey Circle		
David Carnecci	1500 Quail Lake DR	✓	lake watch
ED GAMB	3271 meadow Run DR		
Eileen Chalaboff	3252 Meadow Run DR		
Chyl... (signature)	3248 Meadow Run Dr.		
DAVE MFLUO	3138 Heron Shores DR		