

**NOTICE**  
**BOARD OF DIRECTORS ZOOM MEETING**  
**EAST VILLAGE MASTER ASSOCIATION, INC.**  
**MONDAY, JUNE 12, 2023**  
**AT THE EAST VILLAGE CLUBHOUSE**  
**2:00 P. M.**

**AGENDA**

1. Calling of the Roll/ Establish Quorum.
2. Proof of Notice of Meeting.
3. Reading and Approval of Minutes of May 11, 2023.
4. Resignations and Appointments.
5. Reports of Officers and Committees:
  - a. President's Report.
  - b. Vice President's Report.
  - c. Treasurer's Report.
  - d. Legal/Compliance Report.
  - e. Grounds/Lakes/ Community Development Report.
  - f. Facilities.
  - g. Security Report.
  - h. Web Report.
6. Unfinished Business.
  - a. Hurricane Update/Open Items.
  - b. Air Conditioner Replacement.
  - c. Umbrella Purchase.
7. New Business:
  - a. Association Updates.
9. For the Good of the Order/ Owners Comments, Announcements.
10. Next Meeting Date: July 13, 2023.
11. Adjournment.

**MINUTES OF THE IN-PERSON and ZOOM MEETING  
BOARD OF DIRECTORS  
EAST VILLAGE MASTER ASSOCIATION, INC.  
MONDAY JUNE 12, 2023  
10:00 A. M.**

Present: Bobbie Scott, President, Anthony Leone, Vice President, John Reisinger, Treasurer, Ed Buxton, and Brian Pedersen, Directors, Jim Kraut for Management and owners in the in-person and Zoom audience. Absent: Pat McCarthy, Secretary, Evelyn Hanrahan, Director.

The hybrid meeting was called to order by the President, Bobbie Scott, at 2:01 P. 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 Ed Buxton and seconded by Anthony Leone to approve the Board minutes of May 11, 2023, as presented.

MOTION PASSED.

Resignations and Appointments: None.

Reports of Officers and Committees:

- a. President's Report – Bobbie Scott: Deferred.
- b. Vice President – Anthony Leone: 1). Research is being done to put up a trellis or pergola to replace the one damaged by the Hurricane. Pricing is between \$1,000 and \$5,000. 2). The Association received \$5,471.15 from the insurance claim.

MOTION was made by Anthony Leone and seconded by Ed Buxton to consider the insurance claim resolved in the amount of \$5,471.15, as submitted.

MOTION PASSED.

- c. Treasurer's Report – John Reisinger: 1). The Treasurer reported that the Association is currently about \$7,700 in the black with about \$32,000 in equity through the first five months of the year. 2). The early year end projection is that we will come in under budget for 2023. 3). The Key Fob Deposit account has been set up but needs to have the original \$3,900 transferred to it. 4). The Treasurer's report was placed on file for audit.
- d. Legal/Compliance: Legal: No money has been spent on legal this month. Compliance: 1). There have been three suspensions and six or seven warnings issued since the May meeting, with no owner responses. A second letter will be sent out after the initial 14-day notification period has passed.
- e. Grounds/Lakes/Community Development Report: Grounds: No report. Lakes: 1). We are getting reports of work being done but not water test results. 2). How often are they testing the water and from what locations? are the unanswered questions. 3). The lake contract can be terminated with a 30-day written notice. 4). The County will be removing the asphalt walking path and replacing it with crushed shell in the near future.

- f. Facilities - Larry Vachon: 1). People going through the pool gate to the tennis/pickleball courts has not been an issue. 2). Should we purchase an AED? Management will provide recent legal comments and Statutory information.

MOTION was made by Ed Buxton and seconded by Anthony Leone to approve the purchase of a First Aid kit for the exercise room.

MOTION PASSED.

MOTION was made by Ed Buxton and seconded by Anthony Leone to enter into an annual maintenance contract with Results Fitness at a cost of \$600 for the maintenance of the Association fitness equipment.

MOTION PASSED.

MOTION was made by Ed Buxton and seconded by Anthony Leone to authorize John Reisinger and Anthony Leone to approve the purchase of commercial exercise equipment offered by Results Fitness at a cost not to exceed \$5,000 per transaction.

MOTION PASSED.

3). Three bids were obtained to add gutters and downspouts to the pool side of the pool bathroom/equipment building and the office/cardroom/library building. Shenk was \$1,875, Crown was \$3,000, Guttertown was \$2,600.

MOTION was made by John Reisinger and seconded by Brian Pedersen to approve the proposal from Shenk Gutters to install gutters and downspouts on the pool side of the pool bathroom/equipment building and the office/cardroom/library building, at a cost of \$1,875, as presented.

MOTION PASSED.

4). Estimates were received from Pool Justice and Gulf Coast to install new pool grates in either two inch or four inch sizes to replace the existing two inch pool grates on the pool deck. Estimates ranged from \$2,700 to \$8,000 and \$150 per hour to \$300 flat fee to replace damaged pool tiles. Larry will look at having the existing pool grates blown out. 5). The extension of the shower is helping with drainage in this area.

- g. Security Report: 1). John Reisinger and Larry Vachon have met with All American Wireless and have received an estimate of \$13,000 to upgrade the cameras, add a scanner for the tennis/pickleball court gate, and replace the motherboard. They are an ADT dealer so although monitoring is with ADT, it goes through American Wireless. Security Alarm Corporation was the second bidder, and more information will be provided on that company next month.
- h. Web Report: 1). All Board members are listed on the new website. 2). The new Fitness Rules are on the new website. 3). The Zoom links will be added to the new website before each meeting.

UNFINISHED BUSINESS.

- a. Hurricane Updates/Open Items: Covered.
- b. Air Conditioner Replacement: Completed.
- c. Umbrella Purchase: Completed.

NEW BUSINESS.

- a. Association Updates: 1). The basketball pole needs to be replaced. The backboard and net are still good. 2). The Board discussed having Food Trucks in the parking lot each month. 3). The proposed Key Fob Replacement Policy was sent to all Board members prior to this meeting and was read by John Reisinger.

MOTION was made by John Reisinger and seconded by Brian Perderson to approve the proposed Key Fob Replacement Policy as submitted and reviewed, effective July 1, 2023.

MOTION PASSED.

4). The Treasurer will look at ways of reducing the cost for Comcast. There was a \$40 per month increase this year.

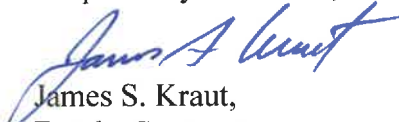
For the Good of the Order: None.

MOTION was made by John Reisinger and seconded by Brian Perderson that the meeting be adjourned.

MOTION PASSED.

The meeting was adjourned 3:39 P. M. The next Board meeting will be held on July 13, 2023, at 10:00 A.M. in the clubhouse and via Zoom.

Respectfully submitted,

  
James S. Kraut,  
For the Secretary

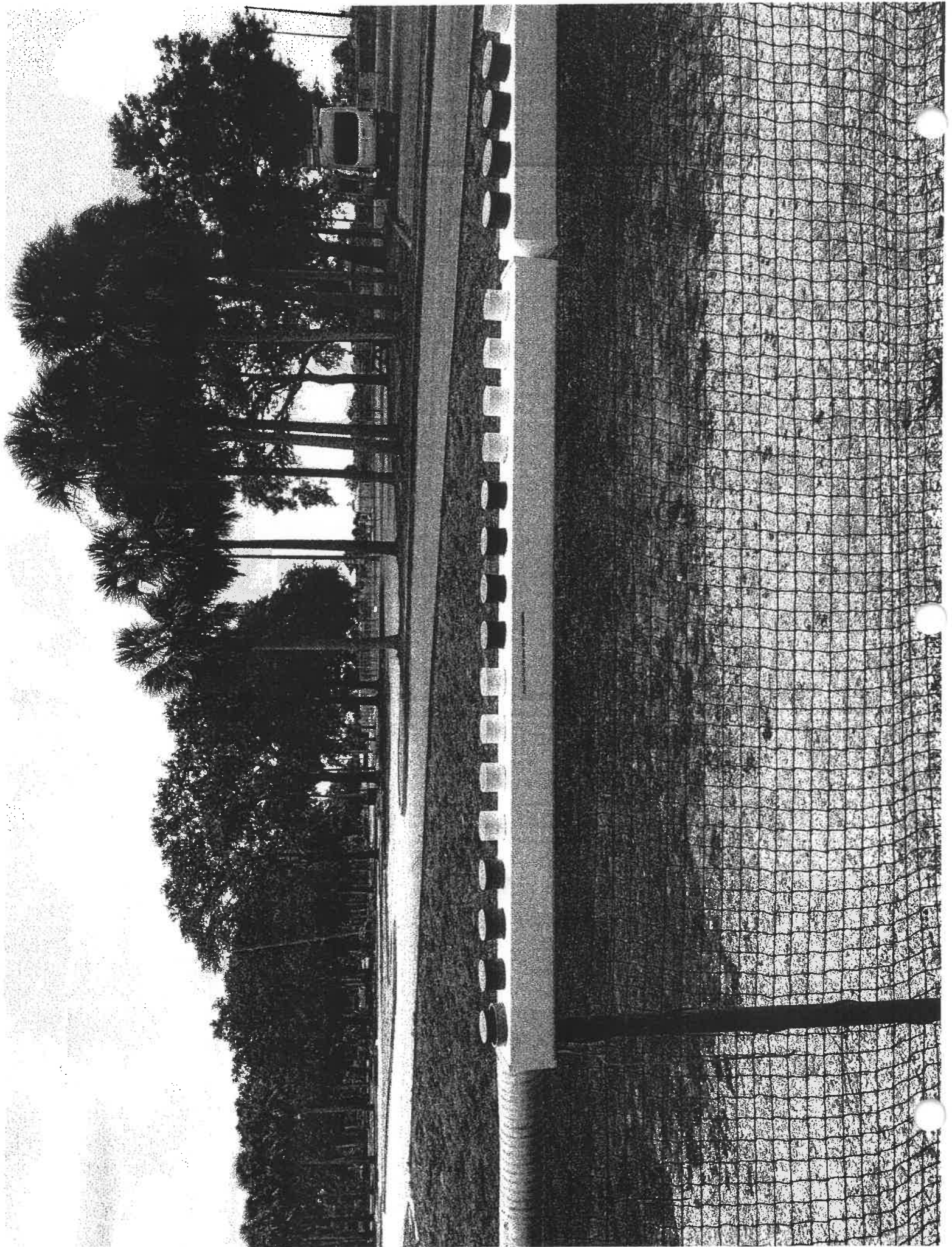
# COURT RULES

- Courts used for pickleball play only, no other activities allowed.
- Rubber-soled shoes only.
- First come, first served.
- Limit one game to 11 points, win by two (when people are waiting).
- Permits required for lessons, leagues and tournaments.
- No solicitation of commercial activity unless permitted.
- Users should demonstrate good sportsmanship and respect others at all times.

Visit [scgov.net/parks](http://scgov.net/parks) | Call 311







# **East Village Fitness Center Rules**

- Use equipment at **YOUR OWN RISK**.
- Management assumes no responsibility for injury that may occur.
- Please follow equipment directions carefully.
- Please use equipment only if you are in proper health condition to do so.
- Shirts and shoes must be worn at all times. No sandals, flip-flops, boots or dress shoes.
- Please no wet bathing suits.
- Please wipe off equipment after use.
- Please return weights to rack after use.
- No food, alcohol, glass containers, smoking or horseplay is permitted in this facility.
- No pets are allowed.
- Children under the age of 18 are not allowed use of the equipment.
- Please be watchful of your belongings. We are not responsible for lost or stolen items.
- Please report faulty or damaged equipment immediately to office - (941-445-8057) or [eastvillagereccenter@outlook.com](mailto:eastvillagereccenter@outlook.com)
- Hours are 6 AM to 10 PM.

**Call 911 for Emergencies**

EAST VILLAGE MASTER ASSOCIATION, INC.

Sign In Sheet and Request to Speak on an Agenda Topic. Date: 6/12/23

Name	Address/Lot #	Request to Speak	Topic (3 minute limit per subject).
James Agli	3176 Huron Shore Dr.	✓	
Kathy Eisenhardt	3029 Seawind Circle	✓	