

NOTICE
BOARD OF DIRECTORS ZOOM MEETING
EAST VILLAGE MASTER ASSOCIATION, INC.
THURSDAY, SEPTEMBER 14, 2023
AT THE EAST VILLAGE CLUBHOUSE
10:00 P. M.

AGENDA

1. Calling of the Roll/ Establish Quorum.
2. Proof of Notice of Meeting.
3. Reading and Approval of Minutes of August 3, 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. Trellis/Gazebo.
 - b. Reserve Study.
7. New Business:
 - a. 2024 Budget.
 - b. Association Updates.
8. For the Good of the Order/ Owners Comments, Announcements.
9. Next Meeting Date: October 12, 2023.
10. Adjournment.

**MINUTES OF THE IN-PERSON and ZOOM MEETING
BOARD OF DIRECTORS
EAST VILLAGE MASTER ASSOCIATION, INC.
THURSDAY, SEPTEMBER 14, 2023
10:00 A. M.**

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

The hybrid meeting was called to order by the President, Bobbie Scott, at 10:01 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: Hearing no objection, the minutes of August 3, 2023, were approved, as presented.

Resignations and Appointments: None. Still looking for Lake Committee members.

Reports of Officers and Committees:

- a. President's Report – Bobbie Scott: 1). Thanks to Larry, Ed and John for their work preparing for the Hurricane. 2). Lakes are a continuing issue. 3). The American Wireless contract has been signed. 4). A letter has been sent to all owners about violations. That letter is attached and made a part of these original minutes. 5). We need to arrange to use the Association calendar to reserve the pickleball courts. Larry will make the necessary additions to the calendar. Signs will be placed at the courts.
- b. Vice President – Anthony Leone: 1). An email has been sent to Kathy Eisenbarth asking her to contact the Vice President about traffic concerns on Venice East Boulevard. 2). It was suggested that a letter be sent to the ownership outlining the work that has been accomplished since the new Board has been in place. The Vice President will prepare a draft for Board review.
- c. Treasurer's Report – John Reisinger: 1). The Treasurer reported that the Association is currently about \$9,800 in the black with about \$32,500 in equity through the first eight months of the year. There is \$42,600 in the operating account and \$175,000 in reserves. 2). The Fob account has been set up properly, but John and Larry need to verify the balance. 3). Jon Jordan, a retired insured agent from Heron Shores has reviewed the Master Association insurance policies and given some recommendations to the Treasurer. The Treasurer has submitted questions to Atlas Insurance. 4). Estimates for a reserve study have come in at \$4,400 and \$4,800.

MOTION was made by Ed Buxton and seconded by John Reisinger that we table any action on the reserve study until next year.

MOTION PASSED.

- d. Legal/Compliance: Legal: No money has been spent on legal this month. Compliance: 1). Larry Vachon reviewed his report, which is attached and made a part of these original minutes. We need to be mindful of the tone of and the delivery

- conveyed in the compliance letters. 2). A letter discussing compliance issues has been sent out and posted on the new website.
- e. Grounds/Lakes/Community Development Report: Grounds: No report. Lakes: 1). We have not seen the last monthly report. 2). We are still looking for volunteers for the Lake Committee. 3). Roland Dupree will be contacted and asked to start looking for a replacement for our current lake contractor and include pricing and references in his report. Community Development Report: No report.
 - f. Facilities - Larry Vachon: 1). Reviewed his report, which is attached and made a part of these original minutes. 2). There may be an interruption of service with the equipment installed by American Wireless. 3). Owners who are interested may donate to the purchase of a stair climber for the fitness room. Larry will get the price.
 - g. Security Report: Covered.
 - h. Web Report: Covered.

UNFINISHED BUSINESS.

- a. Trellis/Gazebo: The Treasurer has requested clarification of the insurance coverage on the trellis/gazebo.
- b. Reserve Study: Covered.

NEW BUSINESS.

- a. 2024 Budget: Will schedule for the first part of October. The Vice President requested early mornings or late afternoons.
- b. Association Updates: None.

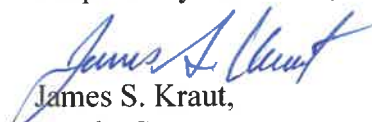
For the Good of the Order: Covered.

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

MOTION PASSED.

The meeting was adjourned 11:00 A. M. The next Board meeting will be held on Thursday, October 12, 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

August 2023

Prepared for

East Village Master Association, Inc.

By

Keys-Caldwell

	Operating	Reserve	Total
Assets			
Current Assets			
SouthState Bank - OP	\$ 42,620.75	\$ -	\$ 42,620.75
South State Key Fob	4,765.00	-	4,765.00
Total: Current Assets	\$ 47,385.75	\$ -	\$ 47,385.75
Reserves			
SouthState Bank - Reserve	-	175,416.72	175,416.72
Total: Reserves	\$ -	\$ 175,416.72	\$ 175,416.72
Other Current Assets			
Prepaid Insurance	4,490.74	-	4,490.74
Total: Other Current Assets	\$ 4,490.74	\$ -	\$ 4,490.74
Other Assets			
Utility Deposit	400.00	-	400.00
Clubhouse	91,641.33	-	91,641.33
Clubhouse Loan Amortization	(88,325.28)	-	(88,325.28)
Total: Other Assets	\$ 3,716.05	\$ -	\$ 3,716.05
Total: Assets	\$ 55,592.54	\$ 175,416.72	\$ 231,009.26
Liabilities & Equity			
Other Current Liabilities			
Insurance Loan	3,410.00	-	3,410.00
Pre-Collected Maintenance Fees	1,525.52	-	1,525.52
Clubhouse Rnvtn Loan Stonegate	3,466.05	-	3,466.05
Key Deposit	4,765.00	-	4,765.00
Total: Other Current Liabilities	\$ 13,166.57	\$ -	\$ 13,166.57
Reserves			
Capital Equipment	-	7,448.03	7,448.03
Tennis Court Reserve	-	11,129.73	11,129.73
Paving Reserve	-	13,409.37	13,409.37
Prop Improvements	-	50,935.21	50,935.21
Roof Reserve	-	10,120.44	10,120.44
Pool / Pool Deck	-	22,790.70	22,790.70
Lakes / Retention	-	6,000.00	6,000.00
Insurance/ Contingency Reserve	-	57,562.01	57,562.01
Hurricane Ian Reserves	-	(4,750.25)	(4,750.25)
Reserve Interest	-	771.48	771.48
Total: Reserves	\$ -	\$ 175,416.72	\$ 175,416.72
Equity			
Equity	32,532.85	-	32,532.85
Total: Equity	\$ 32,532.85	\$ -	\$ 32,532.85
Net Income Gain/Loss	9,893.12	-	9,893.12
Total: Liabilities & Equity	\$ 55,592.54	\$ 175,416.72	\$ 231,009.26

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)	\$102,931.44	\$102,958.64	(\$27.20)	\$154,438.00
4025-00 Reserve Income	3,297.00	3,299.17	(2.17)	26,376.00	26,393.36	(17.36)	39,590.00
4050-01 Reserve Interest	150.31	-	150.31	555.77	-	555.77	-
4120-00 Clubhouse Project Income	1,059.00	1,059.00	-	8,472.00	8,472.00	-	12,708.00
4125-00 Clubhouse Project Expenses	(1,153.03)	(1,153.00)	(0.03)	(9,224.24)	(9,224.00)	(0.24)	(13,836.00)
4250-00 Operating Interest	0.38	-	0.38	2.74	-	2.74	-
4280-00 Miscellaneous Income	-	-	-	75.00	-	75.00	-
4400-00 Rental Income	-	-	-	450.00	-	450.00	-
Total Income	\$16,220.09	\$16,075.00	\$145.09	\$129,638.71	\$128,600.00	\$1,038.71	\$192,900.00
Total OPERATING INCOME	\$16,220.09	\$16,075.00	\$145.09	\$129,638.71	\$128,600.00	\$1,038.71	\$192,900.00
OPERATING EXPENSE							
Administrative Expense							
5010-00 Legal Expenses	-	250.00	250.00	-	2,000.00	2,000.00	3,000.00
5012-00 Accounting Expenses	-	14.58	14.58	175.00	116.64	(58.36)	175.00
5013-00 Technical Support	-	100.00	100.00	350.00	800.00	450.00	1,200.00
5020-00 Management Contract	795.50	795.50	-	6,364.00	6,364.00	-	9,546.00
5101-00 Printing/Postage/Office Supplies	208.80	125.00	(83.80)	983.67	1,000.00	16.33	1,500.00
5120-00 Telephone/Internet Expense	139.08	290.58	151.50	1,369.55	2,324.64	955.09	3,487.00
5200-00 Insurance Expense	1,771.67	1,783.17	11.50	13,351.12	14,265.36	914.24	21,398.00
5310-00 Licenses & Fees	-	61.33	61.33	736.60	490.64	(245.96)	736.00
5600-00 Personnel - Wages & Taxes	2,589.72	2,916.67	326.95	23,395.21	23,333.36	(61.85)	35,000.00
Total Administrative Expense	\$5,504.77	\$6,336.83	\$832.06	\$46,725.15	\$50,694.64	\$3,969.49	\$76,042.00
General Maintenance							
6010-00 Building Maintenance	-	500.00	500.00	867.44	4,000.00	3,132.56	6,000.00
6011-00 Fitness Equipment Maintenance	300.00	83.33	(216.67)	425.00	666.64	241.64	1,000.00
6017-00 Supplies-Buildings	260.30	125.00	(135.30)	840.58	1,000.00	159.42	1,500.00
6029-00 Supplies-Cleaning	90.57	91.67	1.10	729.94	733.36	3.42	1,100.00
6030-00 Fire and Security	293.48	666.67	373.19	3,606.24	5,333.36	1,727.12	8,000.00
6031-00 A/C Cond. Inspection	725.00	66.67	(658.33)	725.00	533.36	(191.64)	800.00
6040-00 Pest Control	6.97	70.83	63.86	394.02	566.64	172.62	850.00
Total General Maintenance	\$1,676.32	\$1,604.17	(\$72.15)	\$7,588.22	\$12,833.36	\$5,245.14	\$19,250.00
Grounds Maintenance							
6100-00 Grounds Contract	635.21	605.25	(29.96)	5,081.68	4,842.00	(239.68)	7,263.00
6101-00 Grounds Maintenance and Supplies	-	333.33	333.33	394.00	2,666.64	2,272.64	4,000.00
6102-00 Irrigation Maintenance	1,080.46	83.33	(997.13)	1,376.38	666.64	(709.74)	1,000.00
Total Grounds Maintenance	\$1,715.67	\$1,021.91	(\$693.76)	\$6,852.06	\$8,175.28	\$1,323.22	\$12,263.00
Pool Expense							
6201-00 Pool Equipment / Repairs	300.00	200.00	(100.00)	2,597.44	1,600.00	(997.44)	2,400.00
6202-00 Pool Chemicals	849.51	650.00	(199.51)	5,558.20	5,200.00	(358.20)	7,800.00
6203-00 SPA Repairs	-	83.33	83.33	-	666.64	666.64	1,000.00
6209-00 Supplies-Pool/Spa	181.42	83.33	(98.09)	567.47	666.64	99.17	1,000.00
Total Pool Expense	\$1,330.93	\$1,016.66	(\$314.27)	\$8,723.11	\$8,133.28	(\$589.83)	\$12,200.00
Lake/Water Management							
6600-00 Lake Management Contract	1,450.00	1,450.00	-	11,550.00	11,600.00	50.00	17,400.00
Total Lake/Water Management	\$1,450.00	\$1,450.00	\$-	\$11,550.00	\$11,600.00	\$50.00	\$17,400.00
Utilities							
7100-00 Water / Sewer	746.42	304.58	(441.84)	3,233.12	2,436.64	(796.48)	3,655.00
7101-00 Trash	233.33	206.25	(27.08)	1,848.93	1,650.00	(198.93)	2,475.00
7200-00 Electricity	685.66	793.75	108.09	6,287.88	6,350.00	62.12	9,525.00
Total Utilities	\$1,665.41	\$1,304.58	(\$360.83)	\$11,369.93	\$10,436.64	(\$933.29)	\$15,655.00
Other Expenses							
7901-00 Supplies-Other	-	41.67	41.67	5.35	333.36	328.01	500.00
Total Other Expenses	\$-	\$41.67	\$41.67	\$5.35	\$333.36	\$328.01	\$500.00
Reserve Funding							
9700-00 Reserve Funding	3,297.00	3,299.17	2.17	26,376.00	26,393.36	17.36	39,590.00

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
9799-00 Reserve Interest	\$150.31	\$-	(\$150.31)	\$555.77	\$-	(\$555.77)	\$-
Total Reserve Funding	\$3,447.31	\$3,299.17	(\$148.14)	\$26,931.77	\$26,393.36	(\$538.41)	\$39,590.00
Total OPERATING EXPENSE	\$16,790.41	\$16,074.99	(\$715.42)	\$119,745.59	\$128,599.92	\$8,854.33	\$192,900.00
Net Income:	(\$570.32)	\$0.01	(\$570.33)	\$9,893.12	\$0.08	\$9,893.04	\$0.00

Description	Prior Balance	Contribution	Expenditure	Transfer	Interest	Ending Balance
SouthState Bank - Reserve	(\$174,969.41)	\$3,000.00	\$0.00	(\$3,297.00)	\$0.00	(\$175,416.72)
Capital Equipment	\$9,939.35	\$508.68	\$3,000.00	\$0.00	\$0.00	\$7,448.03
Tennis Court Reserve	\$10,055.85	\$1,073.88	\$0.00	\$0.00	\$0.00	\$11,129.73
Paving Reserve	\$13,164.45	\$244.92	\$0.00	\$0.00	\$0.00	\$13,409.37
Prop Improvements	\$50,727.97	\$207.24	\$0.00	\$0.00	\$0.00	\$50,935.21
Roof Reserve	\$9,413.94	\$706.50	\$0.00	\$0.00	\$0.00	\$10,120.44
Pool / Pool Deck	\$22,390.35	\$400.35	\$0.00	\$0.00	\$0.00	\$22,790.70
Lakes / Retention	\$6,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6,000.00
Insurance/ Contingency Reserve	\$57,406.58	\$155.43	\$0.00	\$0.00	\$0.00	\$57,562.01
Hurricane Ian Reserves	(\$4,750.25)	\$0.00	\$0.00	\$0.00	\$0.00	(\$4,750.25)
Reserve Interest	\$621.17	\$150.31	\$0.00	\$0.00	\$0.00	\$771.48
	\$0.00	\$6,447.31	\$3,000.00	(\$3,297.00)	\$0.00	\$0.00

MESSAGE TO THE RESIDENTS

RECENTLY THERE HAVE BEEN MANY WARNING AND SUSPENSION

LETTERS ISSUED FOR UNSAFE BEHAVIOR OR UNDERAGE USE OF THE FACILITY AT THE COMMUNITY CENTER.

THE MASTER BOARD DOES NOT WANT TO BECOME A PUNITIVE ENTITY.

WE STRIVE FOR HARMONY AND GOOD RELATIONSHIPS WITH THE RESIDENTS AND TRY TO BE SERVICE ORIENTED.

DUE TO THE WAY WE ARE STAFFED, WE DON'T HAVE THE LUXURY OF A LIFEGUARD IN OUR POOL AREA OR ON SITE SAFETY AND SECURITY MONITORS IN OUR FITNESS CENTER OR OTHER AREAS OF THE COMMUNITY CENTER GROUNDS.

WE DEPEND ON CAMERAS FOR THAT.

THE POOL/SPA RULES THAT ARE POSTED ARE IN ADHERENCE WITH THE SARASOTA COUNTY PUBLIC HEALTH DEPARTMENT'S SAFETY REGULATIONS AND GUIDELINES.

THE RULES FOR USE OF THE EXERCISE ROOM ARE ALSO POSTED AND STATE NO ONE UNDER THE AGE OF 18 SHOULD USE THE EQUIPMENT.

WE AGAIN ARE BEING SAFETY ORIENTED AND ARE ALSO REPLACING SOME OF THE OLDER MACHINES TO BETTER SERVE OUR RESIDENTS.

THE PICKLE BALL COURTS ARE BEING USED TO THE ENJOYMENT OF OUR RESIDENTS. ALTHOUGH IT IS NOT STATED HOW MANY GUESTS ARE ALLOWED, A MEMBER HAS TO HAVE ACCESS TO THE GATE. IT WOULD NOT BE APPROPRIATE TO ADVERTISE FOR MORE PLAYERS TO FORM A LARGE LEAGUE. THE MEMBER DUES SUPPORT THE MAINTENANCE OF THE FACILITY FOR OUR EAST VILLAGE RESIDENTS

September 2023 EVMA updates

1. Warnings and suspensions - Since last meeting 3 warnings all pool related & no new suspensions. Second notices/reminders have been sent.
2. The Message to Residents has been posted to our website (www.eastvillageofvenice.com), placed in our & Willow Spring's bulletin boards and was in the Quail Lakes newsletter.
3. New pool/spa handrail covers has been installed. They have better grip then the previously installed type and are less likely to slip.
4. Bowersox repaired leak in maintenance room A/C drain line. (covered by warranty).
5. Backyard Xscapes to install new tiki tables', replace poles' & some if not all thatch tops 9/15/23. They will also secure thatch tops to umbrella frames.
6. All American Wireless is slated to start upgrades to our security systems on 9/15/23 or 9/18/23. Once started completion is expected to take two weeks.
7. A special Thanks to Ed & John for their assistance with the prep and recovery from Hurricane Idalia.

Larry Vachon
E.V.M.A.
Facility Manager