

NOTICE
BOARD OF DIRECTORS
ZOOM and IN-PERSON MEETING
EAST VILLAGE MASTER ASSOCIATION, INC.
THURSDAY, OCTOBER 12, 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 September 13, 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.
7. New Business:
 - a. 2024 Budget Workshop.
 - b. Association Updates.
8. For the Good of the Order/ Owners Comments, Announcements.
9. Next Meeting Date: November 9, 2023.
10. Adjournment.

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

Present: Bobbie Scott, President, Anthony Leone, (arriving at 10:45 A.M. Via Zoom), Vice President, John Reisinger, Treasurer, Pat McCarthy, Secretary, Ed Buxton, Evelyn Hanrahan, (Via Zoom), and Brian Pedersen, (Via Zoom), Directors, Jim Kraut for Management and owners in the in-person and Zoom audience.

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: MOTION was made by Pat McCarthy and seconded by John Reisinger to approve the minutes of the Board meeting of September 13, 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: No report.
- c. Treasurer's Report – John Reisinger: 1). The Treasurer reviewed the September report, which is attached and made a part of these original minutes. 2). The Association is currently about \$12,000 in the black. 3). The door replacements in the maintenance/pool building need to be replaced. An estimate of \$11,766.80 has been received. 4). The new security system is in place, but some adjustments need to be made before final payment is processed. 5). There is \$6,000 in the Lake Reserve that could be moved to the Capital Equipment Reserve to be used to replace the 14-year-old pool heater.
- 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. 2). There are three lots/units occupied by renters, who are suspended from the facility.

MOTION was made by Pat McCarthy and seconded by Brian Peterson to authorize the Treasurer to spend up to \$1,200 for a new desktop computer and programming to run the new security system.

MOTION PASSED.

- e. Grounds/Lakes/Community Development Report: Grounds: No report. Lakes: 1). We have received two reports in the last month. 2). The Treasurer will contact the Tilapia Harvester. 3). All requests to have alligators removed from the ponds should go through the Master Association. 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). The gate from the parking lot to the tennis/pickleball

courts is now working on the fob. 3). A tree removal company drove across East Village property to access a tree in Village Run and may have damaged the sprinkler system.

g. Security Report: Covered.

Anthony Leone joined the meeting.

h. Web Report: Quail Lake has been added to the website link.

UNFINISHED BUSINESS.

a. Trellis/Gazebo: 1). The current insurance policy is a replacement cost policy meaning you have to replace and pay for the item to its previous condition before you can hopefully be reimbursed by the insurance company. 2). The current policy also includes an 80% rule for contents meaning we have to insure contents to at least 80% of their value to be eligible for full reimbursement. 3). We are waiting on more information from the insurance agent regarding the trellis replacement. The pool heater and the door replacement are higher priorities at this time.

NEW BUSINESS.

a. 2024 Budget: The Treasurer reviewed the 2024 proposed budget.

MOTION was made by John Reisinger and seconded by Pat McCarthy to email the proposed 2024 budget, with the \$1.90 increase in monthly fees, to the East Village Representatives for distribution to their Boards at least 14 days prior to the November 9, 2023, Board meeting where the budget will be voted by the East Village Master Board.

MOTION PASSED.

MOTION was made by John Reisinger and seconded by Pat McCarthy to dissolve the Lake Reserve and to transfer the total balance to the Capital Equipment Reserve.

MOTION PASSED.

Anthony Leone was excused at 11:00 A.M.

Brian Pedersen was excused at 11:01 A.M.

b. Association Updates: None.

For the Good of the Order: Covered.

MOTION was made by Evelyn Hanrahan and seconded by Pat McCarthy that the meeting be adjourned.

MOTION PASSED.

The meeting was adjourned 11:02 A. M. The next Board meeting will be held on Thursday, November 9, 2023, at 10:00 A.M. in the clubhouse and via Zoom.

Respectfully submitted,
James S. Kraut,
For the Secretary



October 2023 EVMA updates

1. Warnings and suspensions - Since last meeting 0 more warnings all pool related & no suspensions. Heard from most warnings & one from previous three suspensions. Second notices/reminders have been sent.
2. Backyard Xscapes installed new tiki tables' and replaced all but one of the poles as well as replaced most of the thatch umbrella tops. Adjustments were made to the one pole to raise and secure.
3. American Wireless installed new key fob and security alarm systems. All systems are functioning. However systems are requiring more computer memory and causing loss of computer functionality.
4. I've manually entered all previously assigned key fobs into the new system. Some owners have come to check them and they all have worked.
5. Received two quotes for new doors on maintenance building. Included are courtyard bathrooms, pump room double doors and pool area doors. Waiting for Lowes to come measure and provide another quote. Note: All companies who have come to measure confirmed that all door jams are rotted.
6. Zone 8 of our irrigation field is inoperable. We did recently have some heavy trucks and equipment run over the area so I was unable to see if they had busted any sprinkler heads or caused any damaged to the lines. I have Dave Niklas coming to check out the issue. Note : we do have the vendors information if it is found that they caused the issue. Also have pictures and video of trucks driving over our sidewalks and across the field.
7. Web : We've added a link to the Quail Lake's website which is under the HOA communities section.
http://www.eastvillageofvenice.com/Quail_Lake.php

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