

**NOTICE**  
**BOARD OF DIRECTORS**  
**ZOOM and IN-PERSON MEETING**  
**EAST VILLAGE MASTER ASSOCIATION, INC.**  
**THURSDAY, NOVEMBER 9, 2023**  
**AT THE EAST VILLAGE CLUBHOUSE**  
**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 October 12, 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. Approval of the 2024 Budget.
  - b. Association Updates.
8. For the Good of the Order/ Owners Comments, Announcements.
9. Next Meeting Date: December 14, 2023.
10. Adjournment.

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

Present: Bobbie Scott, President, Anthony Leone, Vice President, John Reisinger, (Via Zoom), Treasurer, Pat McCarthy, (Via Zoom), Secretary, Ed Buxton, Evelyn Hanrahan, (Via Zoom), and Brian Pedersen, 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 Ed Buxton and seconded by Brian Pedersen to approve the minutes of the Board meeting of October 12, 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). Good morning everyone, thanks for joining the meeting. 2). There has been a noticeable uptick in traffic and there is a lot of speeding. Please be mindful of walkers, joggers, and dog walkers. 3). If you are walking your dog, please pick up any solid waste.
- c. Treasurer's Report – John Reisinger: 1). The Treasurer reported that the Association is currently about \$16,000 in the black, we have \$32,000 in equity and \$168,000 in the reserves. 2). We will decide what to do with the year-end surplus in January. 3). The last water bill was double the normal amount because of a problem with the pool auto fill. We will ask for a credit from the County and include the repair bill from Southwest Pools.
- d. Legal/Compliance: Legal: No money has been spent on legal this month. Compliance: Deferred.
- e. Grounds/Lakes/Community Development Report: Grounds: No report. Lakes: 1). We are waiting on the October report. 2). 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 Board was asked to consider adding solar heating for the pool to reduce electrical expenses. A proposal will be requested.
- g. Security Report: The clubhouse door strike is not working.
- h. Web Report: Covered.

UNFINISHED BUSINESS.

- a. Trellis/Gazebo: 1). No response has been provided by Heritage. 2). It looks like whatever is put up will be out of pocket. 3). Umbrellas and retractable shades were

discussed.

NEW BUSINESS.

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

MOTION was made by Ed Buxton and seconded by Brian Pedersen to approve the proposed 2024 budget, with the \$1.90 increase in monthly fees to \$36.23, as mailed to the East Village Representatives.

MOTION PASSED.

- b. Association Updates: None.

For the Good of the Order: The exterior of the abandoned house in Village Run has been cleaned up at the direction and expense of a realtor. Ed Buxton spoke with the realtor who will attempt to put the property in probate and up for sale.

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

MOTION PASSED.

The meeting was adjourned 10:42 A. M. The next Board meeting will be held on Thursday, December 14, 2023, at 10:00 A.M. in the clubhouse and via Zoom.

Respectfully submitted,  
James S. Kraut,  
For the Secretary



# EVMA Nov 2023 updates

1. Warnings and suspensions – no updates currently.
2. Dave Niklas repaired one solenoid valve in zone 8 of our irrigation field. The heavy equipment that ran through the field does not appear to be the issue.
3. Web: We have added Village Run documents to the website which is under the HOA community's section.
4. The new computer is up and running smoothly. No issues to report. Thank you to John R. for donating a monitor to use with the computer.
5. I have donated a Eureka stick vacuum for Community Center use.
6. Southwest Pools repaired/replaced the spa float and freshwater fill valve and fixed a gasket on the spa pump which had been leaking.
7. Health Dept. pool/spa reports received, and we passed with satisfactory results. Reports noted issues with flow meters which Southwest Pools has replaced.
8. We received another door quote from Lowe's for approximately \$12,000.
9. Two items in the fitness center require repairs. New cable for free motion machine and crank shaft for pedals on Schwinn bike.

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