

**NOTICE**  
**BOARD OF DIRECTORS**  
**ZOOM and IN-PERSON MEETING**  
**EAST VILLAGE MASTER ASSOCIATION, INC.**  
**THURSDAY, DECEMBER 14, 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 November 9, 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. Personnel.
  - b. Association Updates.
8. For the Good of the Order/ Owners Comments, Announcements.
9. Next Meeting Date: January 11, 2024.
10. Adjournment.

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

Present: Bobbie Scott, President, Anthony Leone, (Arriving at 10:35 A.M. via Zoom), Vice President, John Reisinger, Treasurer, Pat McCarthy, 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 John Reisinger and seconded by Pat McCarthy to approve the minutes of the Board meeting of November 9, 2023, as presented.

MOTION PASSED.

Resignations and Appointments: Evelyn Hanrahan stated that Heron Lakes will look for a replacement for her next year.

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 reported that the Association is in good shape and is currently about \$18,000 in the black, we have \$32,532 in equity, \$51,700 in operating and \$171,897 in the reserves. 2). The door lock on the clubhouse has been replaced.
- d. Legal/Compliance: Legal: No money has been spent on legal this month. Compliance: One warning and one suspension have been issued. The suspension is 3018 SailPoint Circle.
- e. Grounds/Lakes/Community Development Report: Grounds: The bearing in the irrigation pump is bad and will be replaced at a cost of \$525 split equally with Heron Lakes. Lakes: 1). The lakes report has been received. 2). Larry Vachon will contact the Tilapia harvester. The Treasurer will provide him with the telephone number. Community Development Report: No report.

Anthony Leone joined the meeting.

- f. Facilities - Larry Vachon: 1). Reviewed his report, which is attached and made a part of these original minutes. 2). Red paint from the pickleball court is coming off on the player's shoes. 3). We will put the fence screens up with volunteers in January.

MOTION was made by Brian Petersen and seconded by Pat McCarthy to have a copy of the proposed Tennis/Pickleball Court Rules distributed to the sub-associations for review by the Master Board representatives for a final vote of the Master Board at the January 11, Master Board meeting.

MOTION PASSED.

Anthony Leone was excused at 10:42 A.M.

MOTION was made by Ed Buxton and seconded by John Reisinger to table the discussion about adding solar panels at the clubhouse until next year.

MOTION PASSED.

MOTION was made by Pat McCarthy and seconded by John Reisinger to purchase a new pool heater at a cost not to exceed. \$6,500, with Larry Vachon and John Reisinger to select the make and model.

MOTION PASSED.

- g. Security Report: Everything is working well.
- h. Web Report: New owners and meeting minutes have been updated.

UNFINISHED BUSINESS.

- a. Trellis/Gazebo: No action taken at this time.

NEW BUSINESS.

- a. Personnel: MOTION was made by Ed Buxton and seconded by Pat McCarthy to approve a Christmas bonus of \$500 net for Larry Vachon and that the check be given to Bobbie Scott for delivery.

MOTION PASSED.

- b. Association Updates: The abandoned home in Village Run is being pushed forward through the court system to be sold by Avail LLC Mortgage Company. Case # is 2023-CA-006807-SC


For the Good of the Order: No report.

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

MOTION PASSED.

The meeting was adjourned 10:50 A. M. The next Board meeting will be held on Thursday, January 11, 2024, at 10:00 A.M. in the clubhouse and via Zoom.

Respectfully submitted,

  
James S. Kraut,  
For the Secretary

## EVMA Dec 2023 updates

1. Warnings and suspensions – 1 warning and 1 suspension letter sent.
2. I've replaced all the toilet bowl flappers, so they fit better and work more efficiently. I've also replaced the women's courtyard bathroom's toilet bowl fill valve. All to help reduce our water consumption.
3. We have an issue with the acceleration/incline toggle switch on one of the treadmills. Results Fitness has ordered a new part which is covered by the warranty.
4. American Wireless, with my assistance has replaced the malfunctioning club house door strike. By assisting them I was able to save us an hours' worth of labor charges. American Wireless also replaced a malfunctioning pool camera. It had issues with loss of video, poor resolution image i.e. lines, blurriness, darkness etc... Possibly damaged after hurricane Ian since quality has been poor for a while.
5. The pool heat pump required a few capacitors which have been replaced. Quotes for a new unit have been received. Prices range from \$5,300 to \$6454.80.
6. Our irrigation pump requires new bearings or a replacement. Dave Niklas provided an estimate of \$525. The new pump was installed on 10/6/21. For \$3625.
7. Keys Caldwell has sent a letter to request credit for our high-water bill due to the spa leakage.

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

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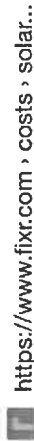
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