

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

**MINUTES OF THE IN-PERSON and ZOOM MEETING  
BOARD OF DIRECTORS  
EAST VILLAGE MASTER ASSOCIATION, INC.  
THURSDAY, JANUARY 11, 2024  
10:00 A. M.**

Present: Bobbie Scott, President, Anthony Leone, Vice President, John Reisinger, Treasurer, Pat McCarthy, (Arriving at 10:03 A.M.), Secretary, Ed Buxton, and Brian Pedersen, (Arriving at 10:06 A.M., via Zoom), 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: MOTION was made by John Reisinger and seconded by Anthony Leone to approve the minutes of the Board meeting of December 14, 2023, as presented.

MOTION PASSED.

Resignations and Appointments: Evelyn Hanrahan stated that Heron Lakes will provide a replacement for her at the annual meeting.

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). We ended the year well. 2). We have increased our operating balance by \$18,000, equity is \$40,000 more than last year. 3). What is the utility deposit for? The Treasurer will call and cash it in.

MOTION was made by John Reisinger and seconded by Pat McCarthy to accept the proposal from Lowes to replace the five doors in the pool/maintenance building at a cost not to exceed \$11,525.56. The cash will be transferred from operating to the Property Improvement Reserve to pay for this expense.

MOTION PASSED.

MOTION was made by John Reisinger and seconded by Pat McCarthy to authorize the President, Barbara Scott, and the Treasurer, John Reisinger to invest a total of \$150,250 at First Horizon Bank as follows:

\$250 to open a checking account.

\$100,000 to open an 11-month CD at 5.1%

\$50,000 to open a 6-month money market at 4.9%

MOTION PASSED.

- d. Legal/Compliance: No report.
- 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 is attached and made a part of these original

minutes. We need more detail from the company. Community Development Report:  
No report.

- f. Facilities - Larry Vachon: 1). Reviewed his report, which is attached and made a part of these original minutes.

Brian Pedersen was excused at 10:29 A.M.

- 2). The gate from the parking lot to the tennis/pickleball courts needs to be secured.
- 3). The Board will consider purchasing a new range hood for the clubhouse.
- 4). We will put the fence screens up with volunteers in January.
- 5). John Reisinger will work with Larry Vachon to create and order a pickleball rules sign.

MOTION was made by John Reisinger and seconded by Anthony Leone to approve the proposal from Truscapes to trim the tall palms around the pool area at a cost of \$505, as submitted.

MOTION PASSED.

- g. Security Report: Covered.
- h. Web Report: Meeting minutes have been updated.

UNFINISHED BUSINESS.

- a. Trellis/Gazebo: Remove from the agenda.

NEW BUSINESS.

- a. Association Updates: Management will work with the Board to look at alternative meeting days and times to accommodate the members who work during the day.

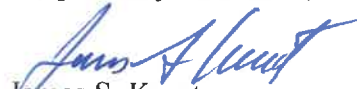
For the Good of the Order: No report.

MOTION was made by Pat McCarthy and seconded by Anthony Leone that the meeting be adjourned.

MOTION PASSED.

The meeting was adjourned 11:01 A. M. The next Board meeting will be held on Thursday, February 8, 2024, at 10:00 A.M. in the clubhouse and via Zoom.

Respectfully submitted,

  
James S. Kraut,  
For the Secretary

lakeandhabitat@gmail.com

12/30/2023 2:28 PM

## Service Report December 2023

To Mark Reese <mark@keys-caldwell.com> Copy bndscott@comcast.net <bndscott@comcast.net>

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Mark and Barbara

Site Visits 12/6 12/20

During our site visit on 12/6 We observed and treated the following invasive emergent vegetation: torpedo grass, cattails, primrose willow, and pennywort were treated throughout the perimeters of all ponds. Filamentous algae was observed and treated on ponds 6, and 7. Lake 1 was treated for Vallisneria. During our site visit on 12/20 Vallisneria was again treated on pond 1. Filamentous algae was treated on ponds 2, and 7. Please allow 15 to 20 days for results on emergent vegetation.

Regards,

Keith Drum  
941.375.1399



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Wednesday, January 3, 2024 at 09:09:50 Eastern Standard Time

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**Subject:** Pool & Spa heat

**Date:** Monday, January 1, 2024 at 7:43:12 AM Eastern Standard Time

**From:** East Village Community Center

**To:** Barbara Scott, Patrick McCarthy, Anthony Leone, Brian Pedersen, John Reisinger, Ed Buxton, Evelyn Hanrahan

**CC:** Mark Reese, Jim Kraut

Hi All,

Happy New Year!

Tis the season for the annual complaints about the pool and spa heat of which I've already received a few. As many of you may already know if you've ever owned a pool/spa and it's uncovered it will lose heat over night even if it is heated. As the nights become colder and drier the more heat loss occurs. The pool temp is set for 84 degrees and the spa to 102 degrees. I'm going to try a liquid solar blanket as recommended by the heat pump installer and see how that works. I won't even get into a plastic solar cover which comes with a whole host of issues.

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

## EVMA Jan 2024 updates

1. Warnings and suspensions – Four warnings and one suspension letter sent. One of the warnings is from a recent suspension that was lifted. The one suspension letter sent has been addressed by the resident and was recently lifted.
2. 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. Picking up part Friday 1/12/24. Scheduled repair for TBD.
3. The pool heat pump has been replaced for \$5000.
4. Our irrigation pump requires new bearing. Dave Niklas will replace the bearing for a total of \$525. Scheduled for 1/11/24 or 1/12/24.
5. American Wireless performed some minor repairs to fix the malfunctioning library door sensor and club house camera. Both are now fully operational.
6. Our club house range hood fan is not working properly. I've sprayed some lubricate and it still won't always spin freely unless given assistance. A new similar vented range hood goes for about \$250. We do have several names of repair shops as well. Do we fix or replace it?
7. We are in the process of gathering quotes to trim our taller palm trees throughout the property. Currently have two and we are waiting for one or two more.

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