

**NOTICE
BOARD OF DIRECTORS
ZOOM and IN-PERSON MEETING
EAST VILLAGE MASTER ASSOCIATION, INC.
THURSDAY, FEBRUARY 8, 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 January 11, 2024.
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.
7. New Business:
 - a. Annual Meeting.
 - b. Change Meeting Time/Date.
 - c. Association Updates.
8. For the Good of the Order/ Owners Comments, Announcements.
9. Next Meeting Date: March 14, 2024.
10. Adjournment.

**MINUTES OF THE IN-PERSON and ZOOM MEETING
BOARD OF DIRECTORS
EAST VILLAGE MASTER ASSOCIATION, INC.
THURSDAY, FEBRUARY 8, 2024
10:00 A. M.**

Present: Bobbie Scott, President, John Reisinger, Treasurer, Pat McCarthy, Secretary, Ed Buxton, (Arriving at 10:04 A.M.), Evelyn Hanrahan, and Brian Pedersen, (Excused at 10:29 A.M., via Zoom), Directors, Jim Kraut for Management and owners in the in-person audience.
Absent: Anthony Leone, Vice President.

The hybrid meeting was called to order by the President, Bobbie Scott, at 10:00 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 January 11, 2024, as presented.

MOTION PASSED.

Resignations and Appointments: Evelyn Hanrahan stated that Heron Lakes will be looking for her replacement at their 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 are in good shape for January ending the month at \$300 in the black. 2). First Horizon investment information has been added to the balance sheet and the Utility Deposit has been removed. 3). We have \$46,000 in operating cash right now, but \$10,700 will be used to replace the pool room doors. 4). We have \$52,000 in owner equity. The money in the Lakes Reserve will be transferred to the Insurance/Contingency Reserve. 5). We are waiting for a water credit from the County.
- d. Legal/Compliance: No report.
- e. Grounds/Lakes/Community Development Report: Grounds: No report. Lakes: 1). The President has been calling Keith from the lake management company for information, asking if deep water testing is needed and if he would be in favor of Tilapia harvesting. 2). Management will provide names of other lake maintenance contractors to the Board. 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). We are looking at pricing for new weight benches. 3). The VIVE system was discussed.
- g. Security Report: The system is working well.
- h. Web Report: The new pickleball court rules have been posted on the East Village Master website.

UNFINISHED BUSINESS.

NEW BUSINESS.

- a. Annual Meeting: The annual meeting will be held in April. Board members should prepare and provide reports at this meeting.
- b. Change Meeting Time/Date: Management is looking for alternative dates and evening times for the Board meetings. This will be started after the annual meeting season.
- c. Association Updates: The abandoned property in Village Run is scheduled for a court hearing on March 19, 2024. Zoom will be available.

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

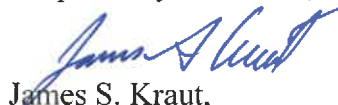
For the Good of the Order: No report.

MOTION was made by Pat McCarthy and seconded by John Reisinger that the meeting be adjourned.

MOTION PASSED.

The meeting was adjourned 10:34 A. M. The next Board meeting will be held on Thursday, March 14, 2024, at 10:00 A.M. in the clubhouse and via Zoom.

Respectfully submitted,



James S. Kraut,
For the Secretary

EVMA Feb 2024 updates

1. Warnings and suspensions - 4 warnings and no suspension letters sent.
2. We are keeping an eye on the acceleration/incline toggle switch on one of the treadmills which is only intermittent. There have been a few reports on this issue.
3. We still have one bike and the cable machine in need of repair.
4. I have attached two old aluminum signs near the wave to exit in the courts to prevent someone from reaching through opening the fence gate to activate/open.
5. I have installed the new courts rules sign the fence gate and it is posted to our website.
6. Me and the volunteers installed wind screens on the court fencing. More screening estimates are received for remaining open areas.
7. I have sealed and painted the wooden shower support and board against the pool area wall.
8. Truscapes trimmed our pool/spa area large palms.
9. I have waxed the Shuffleboard courts.
10. There are several cracked tiles in the club house. Most likely due to improper installation. Grout was probably not put on the back of the tiles just onto the concrete floor causing pockets to form and the tiles to crack.
11. I have paid for the doors, and they are on order. Work should begin in 8 to 10 weeks.

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