

**NOTICE**  
**BOARD OF DIRECTORS MEETING**  
**EAST VILLAGE MASTER ASSOCIATION, INC.**  
**THURSDAY, OCTOBER 8, 2020**  
**AT THE OFFICE OF KEYS-CALDWELL, INC.**

**AGENDA**

1. Calling of the Roll/ Establish Quorum.
2. Proof of Notice of Meeting.
3. Reading and Approval of Minutes of May 14, May 28, and June 10, 2020.
4. Resignations and Appointments.
5. Owners Comments, Announcements and Correspondence.
6. Reports of Officers and Committees:
  - a. President's Report.
  - b. Treasurer's Report.
  - c. Legal/Compliance Report.
  - d. Grounds/Lakes/ Community Development Report.
  - e. Facilities.
  - f. Security Report.
  - g. Web Report.
7. Unfinished Business.
  - a. Reopening of the Common Facilities.
8. New Business:
  - a. 2021 Budget.
  - b. Association Updates.
9. For the Good of the Order.
10. Next Meeting Date: November 12, 2020.
11. Adjournment.

**MINUTES OF THE ZOOM MEETING  
BOARD OF DIRECTORS  
EAST VILLAGE MASTER ASSOCIATION, INC.  
THURSDAY, OCTOBER 8, 2020  
10:00 A. M.**

Present: Doug Abde, (Via Zoom), President, (Via Zoom), Joe Foster, (Via Zoom), Vice President, John Reisinger, Treasurer, Gary Beck, (Via Zoom), Secretary, David Gibson, and Sandra Schoenlien, (Via Zoom), Directors, Jim Kraut for Management and owners in the Zoom audience. Absent: Larry Miller, Director.

The meeting was called to order by the President, Doug Abde, at 10:02 A. M. at the office of Keys-Caldwell, Inc., 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 David Gibson and seconded by John Reisinger that the minutes of the meetings of May 28 and June 10, 2020, be approved, as presented.

MOTION PASSED.

Resignations and Appointments: None.

Communications and Announcements: None.

Reports of Officers and Committees.

Reports of Officers and Committees:

- a. President's Report: Deferred.
- b. Treasurer's Report – John Reisinger: 1). The credit card charges need more detail. 2). Management will provide Larry Vachon with the online reimbursement form to provide more detail on expenses. 3). Larry Vachon will be given "View only" access to Strongroom to help verify that charges billed have been completed.
- c. Legal: There has been a suspension of use rights to the Community facilities because of improper behavior in the pool area.

MOTION was made by Gary Beck and seconded by David Gibson to inform the Board of Meadow Run that Article VII, Section 7.5 of the Master Association Declaration does not allow political signs to be placed outside the lot or unit, and that the Board of Meadow Run needs to contact owners with political signage to remove it immediately or be subject to legal action and/or fines.

MOTION PASSED.

- d. Grounds/Lakes/Community Development Report: 1). East Village Drive is scheduled to be repaved soon. 2). There is a "For Sale" sign on the Caldwell Trust property. Does anyone know why? 3). The resealing of the driveway/parking lot is scheduled for next Monday and Tuesday at a cost of \$1,972. 4). The September lake evaluation report has been sent to the Board for review.

- e. Facilities: 1). The air conditioning leak repair cost is \$1,500. 2). The irrigation system is not working because of faulty wiring. Can we repair the wire or go wireless? Cost for a well drilled on Community property is \$8,000. 3). The spa needs to be relined and rejuvenated. Estimated cost is \$3,600. 4). Tree trimming has been completed at a cost of \$1,200.

MOTION was made by Gary Beck and seconded by John Reisinger to authorize up to \$8,000 for the tree trimming, spa repairs, seal coating and air conditioning work, as submitted

MOTION PASSED.

- f. Security Report: The system went down but is now up again.
- g. Web Report: 1). The website needs to be updated and refreshed or shut down. The Board needs to review and decide in November. 2). The Board will consider sending out a non-binding survey about what the owners want on the website.

UNFINISHED BUSINESS.

- a. Reopening of the Common Facilities: MOTION was made by Doug Abde and seconded by Joe Foster to leave the current restrictions in place and to address them again at the November meeting.

MOTION PASSED.

(For: Abde, Beck, Foster, Schoenlien. Against: Gibson, Reisinger).

NEW BUSINESS.

- a. 2021 Budget: The President and Treasurer will meet with Management tomorrow at 3:30 P. M. via Zoom to prepare a preliminary budget for 2021.
- b. Association Updates: None.


For the Good of the Order: 1). There is a Nancy Kerrigan charity event at Plantation. The information will be posted on the EVMA website. 2). Owners are encouraged to drop off food for the homeless at the Salvation Army. 3). Meadow Run will be resealing their roadways this month.

MOTION was made by John Reisinger and seconded by Dave Gibson that the meeting be adjourned.

MOTION PASSED.

The meeting was adjourned at 11:31 A. M. The next meeting will be held on Thursday, November 12, 2020, at 10:00 A. M., at the East Village Clubhouse.

Respectfully submitted,

  
James S. Kraut,  
For the Secretary