

NOTICE
BOARD OF DIRECTORS ZOOM MEETING
EAST VILLAGE MASTER ASSOCIATION, INC.
THURSDAY, MARCH 11, 2021
AT THE OFFICE OF KEYS-CALDWELL, INC.
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 14, 2021.
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 Annual Meeting.
 - b. Association Updates.
9. For the Good of the Order.
10. Next Meeting Date: April 8, 2021.
11. Adjournment.

**MINUTES OF THE ZOOM MEETING
BOARD OF DIRECTORS
EAST VILLAGE MASTER ASSOCIATION, INC.
THURSDAY, MARCH 11, 2021
10:00 A. M.**

Present: Doug Abde, (Via Zoom), President, (Via Zoom), Joe Foster, (Via Zoom), Vice President, John Reisinger, (Via Zoom), Treasurer, Gary Beck, (Via Zoom), Secretary, David Gibson, (Via Zoom), and Sandra Schoenlien, (Via Zoom), Directors, Larry Vachon, Maintenance Director, 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 10:04 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: Hearing no objection, the minutes of January 10, 2021 were approved, as presented.

Resignations and Appointments: None.

Communications and Announcements: None.

Reports of Officers and Committees:

- a. President's Report: Deferred.
- b. Treasurer's Report – John Reisinger: 1). Still having trouble getting into the CINC System. 2) The President is having trouble getting into Strongroom to approve the invoices. Management will contact both the President and Treasurer to provide access to the systems. 3). The Association is in good shape through February. 4). The clubhouse loan is down to \$35,000.
- c. Legal/Compliance: Nothing new.
- d. Grounds/Lakes/Community Development Report: Grounds: 1). There is trimming and cleaning that needs to be done. Dead bushes need to be removed and areas need to be mulched. Lakes: Nothing has been received yet from the County on what they are planning to do to maintain the walking path. Community Development Report: No report.
- e. Facilities: 1). Larry Vachon has been busy. 2). The spa system repairs have been completed. 3). Southwest Pools drained down the pool water to clean the tile edges and the work looks great. 4). The pool filtration system parts have been replaced, as needed and the system is working properly. 5). Six bids were requested for the spa resurfacing and Aquatech was selected to do the work. However, Aquatech could not do the work in a timely manner so Sparking Clean was then selected to do the project. 6). One new sign was picked up from Dorsett Signs and a second sign has been ordered. 7). The posts on the tennis courts need to be cleaned and painted. Paint Master has submitted a bid of \$2,980 to do the work. 8). The tennis courts will be resurfaced next fall.

MOTION was made by John Reisinger and seconded by Joe Foster to replace the three rotten doors, one side door with fiberglass and half glass, and two front doors in fiberglass and full glass, at a cost not to exceed \$3,980.

MOTION PASSED.

- f. Security Report: No reports of problems.
- g. Web Report: 1). Should we remove the calendar? 2). We need some help with the website so we will look at setting aside funds for a website upgrade at the April meeting. The Associations need to use the website to provide information about their communities.

UNFINISHED BUSINESS.

- a. Reopening of the Common Facilities: This topic will be addressed again at the April Board meeting.

NEW BUSINESS.

- a. 2021 Annual Meeting: Representatives are needed for Heron Shores, Meadow Run, Quail Lake and Willow Springs as well as the At Large seat.
- b. Association Updates: Covered.

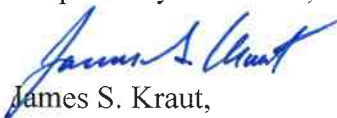
For the Good of the Order: 1). Stay safe. 2). Thanks to Larry Vachon for doing such a great job.

MOTION was made by Gary Beck and seconded by Joe Foster that the meeting be adjourned.

MOTION PASSED.

The meeting was adjourned at 10:58 A. M. The next meeting will be held on Thursday, April 9, 2021, after the Annual Meeting at 10:00 A. M., at the office of Keys-Caldwell, Inc., via Zoom.

Respectfully submitted,



James S. Kraut,
For the Secretary

EAST VILLAGE MASTER ASSOCIATION, INC.

Managed by KEYS-CALDWELL, INC. 1162 Indian Hills Blvd., Venice, FL 34293
Telephone: (941) 408-8293 Fax: (941) 408-8664 Email: office@keys-caldwell.com

March 8, 2021

Dear Association Board of Directors:

At the request of the East Village Master Association, Inc. Board of Directors I have enclosed the notice of the 2021 Annual Meeting and the proper forms for each Association to fill out and return. The Board voted in 2019 to make a change to the Association's Bylaws to change the number of At-Large positions from three (3) to one (1).

1. Association Representative:
 - a. Each Association will send a Representative to the Annual Members Meeting for the purpose of casting their Association votes for election of the East Village Master Association Board of Directors and conducting any other business that may come before membership.
 - b. The attached form should be filled out and signed by the President of the Association designating who their Association's Representative will be. Return the form no later than **March 31, 2021**, to the office of Keys-Caldwell, Inc., 1162 Indian Hills, Venice, Florida 34293.
2. Nominations:
 - a. **Heron Shores, Meadow Run, Quail Lake and Willow Springs**, must nominate one (1) person to serve on the Master Association Board as their Director. Additionally, the **At-Large** position will be voted on this year.
 - b. Please return the attached form for nominations to the present Board of Directors of East Village by **March 31, 2021**. Please send the form to 1162 Indian Hills Blvd., Venice, FL 34293. Alternatively, the form can be submitted at the meeting.

After reviewing all enclosed information, if you have any questions, please do not hesitate to contact me.

Sincerely,


James S. Kraut, CAM
KEYS-CALDWELL, INC.

Managing Agents for East Village Master Association, Inc.

Enclosures:

EAST VILLAGE MASTER ASSOCIATION, INC.

Managed by KEYS-CALDWELL, INC. 1162 Indian Hills Blvd., Venice, FL 34293
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NOTICE OF ANNUAL MEETING

EAST VILLAGE MASTER ASSOCIATION, INC.

To All Members:


On **Thursday, April 8, 2021, at 10:00 A. M.** in the East Village Recreation Center, 3000 East Village Drive, Venice, Florida, the Annual Members Meeting of the Association will be held for the purpose of electing directors and conducting such other business as may lawfully be conducted.

Thirty (30%) percent of your members (Representatives from two of six Associations) must be present, in person or by proxy at the meeting in order to constitute a quorum and allow business to be conducted. Per the Master Association Bylaws, this notice is being sent to the Designated Representative or, if none, the President of each member Association. Each Association is entitled to cast the number of votes equal to the number of dwelling units within its jurisdiction. Your votes may be cast by your Designated Representative or their proxy. If you have not designated a Representative, then any officer of your Association who attends the meeting, as your Representative, can vote.

Per our Bylaws, every Community is entitled to one Representative on the Board of Directors. We operate with a seven-member Board. Six are reserved for the Representatives of the member Organizations, and one at large position. All seven Directors, (six-member Representative Directors and one at large Representative), as applicable, will be elected by plurality vote of the member Representatives whose vote represents the number of households in their community.

Please call Keys-Caldwell, Inc. if you have a question. Otherwise, we look forward to seeing you at the meeting.

Dated March 8, 2021, by order of the East Village Master Association, Board of Directors.



James S. Kraut, CAM
As Agent for the Association

EAST VILLAGE MASTER ASSOCIATION, INC.

Managed by KEYS-CALDWELL, INC. 1162 Indian Hills Blvd., Venice, FL 34293
Telephone: (941) 408-8293 Fax: (941) 408-8664 Email: office@keys-caldwell.com

CERTIFICATION OF REPRESENTATIVE

_____ will be the Representative to the East Village Master Association Annual Member's Meeting which will be held on **April 8, 2021, at 10:00 A. M.**,

from Heron Lakes Condominium Association, Inc.

President

EAST VILLAGE MASTER ASSOCIATION, INC.

Managed by KEYS-CALDWELL, INC. 1162 Indian Hills Blvd., Venice, FL 34293
Telephone: (941) 408-8293 Fax: (941) 408-8664 Email: office@keys-caldwell.com

CERTIFICATION OF NOMINATIONS

The following name is the official nominee from **Heron Lakes Condominium Association, Inc.** and to be considered for the East Village Master Association Board of Directors.

1. _____ (At-Large Nominee for two years)

President

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EAST VILLAGE MASTER ASSOCIATION, INC.

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CERTIFICATION OF REPRESENTATIVE

_____ will be the Representative to the East Village Master Association Annual Member's Meeting which will be held on **April 8, 2021, at 10:00 A. M.**,
from Heron Shores Homeowners, Inc.

President

EAST VILLAGE MASTER ASSOCIATION, INC.

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Telephone: (941) 408-8293 Fax: (941) 408-8664 Email: office@keys-caldwell.com

CERTIFICATION OF NOMINATIONS

The following list of name(s) are the official nominations from **Heron Shores Homeowners, Inc.** to be considered for the East Village Master Association Board of Directors.

Either:

1. _____

2. _____ (At Large Nominee for two years)

President

EAST VILLAGE MASTER ASSOCIATION, INC.

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CERTIFICATION OF REPRESENTATIVE

_____ will be the Representative to the East Village Master Association Annual Member's Meeting which will be held on **April 8, 2021, at 10:00 A. M., from Meadow Run Homeowners Association, Inc.**

President

EAST VILLAGE MASTER ASSOCIATION, INC.

Managed by KEYS-CALDWELL, INC. 1162 Indian Hills Blvd., Venice, FL 34293
Telephone: (941) 408-8293 Fax: (941) 408-8664 Email: office@keys-caldwell.com

CERTIFICATION OF NOMINATIONS

The following name is the official nominee from **Meadow Run Homeowners Association, Inc.** to be considered for the East Village Master Association Board of Directors.

1. _____

2. _____ (At Large Nominee for two years)

President

EAST VILLAGE MASTER ASSOCIATION, INC.

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CERTIFICATION OF REPRESENTATIVE

_____ will be the Representative to the East Village Master Association Annual Member's Meeting which will be held on **April 8, 2021, at 10:00 A. M., from Quail Lake Homeowners Association, Inc.**

President

EAST VILLAGE MASTER ASSOCIATION, INC.

Managed by KEYS-CALDWELL, INC. 1162 Indian Hills Blvd., Venice, FL 34293
Telephone: (941) 408-8293 Fax: (941) 408-8664 Email: office@keys-caldwell.com

CERTIFICATION OF NOMINATIONS

The following list of name(s) are the official nominations from **Quail Lake Homeowners Association, Inc.** to be considered for the East Village Master Association Board of Directors.

Either:

1. _____
2. _____ (At Large Nominee for two years)

President

EAST VILLAGE MASTER ASSOCIATION, INC.

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CERTIFICATION OF REPRESENTATIVE

_____ will be the Representative to the East Village Master Association Annual Member's Meeting which will be held on **April 8, 2021, at 10:00 A. M., from Village Run Homeowners Association, Inc.**

President

EAST VILLAGE MASTER ASSOCIATION, INC.

Managed by KEYS-CALDWELL, INC. 1162 Indian Hills Blvd., Venice, FL 34293
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CERTIFICATION OF NOMINATIONS

The following name is the official nominee from **Village Run Homeowners Association, Inc.** to be considered for the East Village Master Association Board of Directors.

1. _____ (At Large Nominee for two years)

President

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CERTIFICATION OF REPRESENTATIVE

_____ will be the Representative to the East Village Master Association Annual Member's Meeting which will be held on **April 8, 2021, at 10:00 A. M., from Willow Springs Homeowners Association, Inc.**

President

EAST VILLAGE MASTER ASSOCIATION, INC.

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CERTIFICATION OF NOMINATIONS

The following list of name(s) are the official nominations from **Willow Springs Homeowners Association, Inc.** to be considered for the East Village Master Association Board of Directors.

Either:

1. _____
2. _____ (At Large Nominee for two years)

President

EVM Village Run
Village Run HOA, Inc C/O Larry Miller
2234 East Village Circle
Venice, FL 34293

HER HER044
Alvin McElfresh
3148 Heron Shores Drive # 044
Venice, FL 34293

EVM Heron Lakes
Heron Lakes C/O Argus Management
181 Center Road
Venice, FL 34285

MDR MDR054
Eileen Chaladoff
3252 Meadow Run Drive
Venice, FL 34293

EVM Quail Lakes
Quail Lakes HOA C/O Dave Gibson
1528 Quail Lake Drive
Venice, FL 34293

WIL 022
Michael Bell
3172 Willow Springs Circle # 022
Venice, FL 34293

KEYS-CALDWELL, INC.


AFFIDAVIT OF MAILING OF NOTICE TO UNIT OWNERS

**STATE OF FLORIDA
COUNTY OF SARASOTA**

The undersigned officer of the Condominium Association or Management Representative, whose name appears at the bottom of the affidavit, does swear and affirm that the notice of the meeting of the Association to be held April 8, 2021, was mailed in accordance with the By-Laws of the Association in accordance with Florida Statutes and/or the unit owner or owners waived notice by mail and acknowledged receipt of said notice and that said notice was either mailed or delivered to each unit owner or owners at the address last furnished to the Association, as such address appears in the books for the Association.

Association: East Village Master Association, Inc.

By: _____


James S. Kraut

SWORN to before me and subscribed in my presence the 8th day of March, 2021 .



NOTARY PUBLIC

My Commission Expires:



JACALYN K WOOD
MY COMMISSION # GG 091846
EXPIRES: April 20, 2021
Bonded Thru Budget Notary Services