

NOTICE
BOARD OF DIRECTORS ZOOM MEETING
EAST VILLAGE MASTER ASSOCIATION, INC.
THURSDAY, APRIL 8, 2021
AT THE OFFICE OF KEYS-CALDWELL, INC.
IMMEDIATELY FOLLOWING
THE ANNUAL AND ORGANIZATIONAL MEETINGS
THAT BEGIN AT 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 March 11, 2021.
4. Resignations and Appointments.
 - a. Committee 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.
 - b. Recap of the 2021 Annual Meeting.
8. New Business:
 - a. Association Updates.
9. For the Good of the Order.
10. Next Meeting Date: May 13, 2021.
11. Adjournment.

**MINUTES OF THE ZOOM MEETING
BOARD OF DIRECTORS
EAST VILLAGE MASTER ASSOCIATION, INC.
THURSDAY, APRIL 8, 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.

The meeting was called to order by the President, Doug Abde, at 10:14 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 March 11, 2021 were approved, as presented.

Resignations and Appointments: None.

Communications and Announcements: None.

Reports of Officers and Committees:

- a. President's Report: Doug Abde reviewed his report, which is attached and made a part of these original minutes.
- b. Treasurer's Report – John Reisinger: 1). The finances are looking good. 2). All Communities are paid to date. 3). Reserve balances are over \$147,000. 4). The clubhouse loan is down below \$35,000.
- c. Legal/Compliance: Normal complaints are coming in about pool access.
- d. Grounds/Lakes/Community Development Report: Covered.
- e. Facilities: 1). Some painting has been done. 2). New lighting needs to be installed. 3). The original proposal accepted for the replacing of the three doors was not honored by the contractor and was cancelled. The new quote was for \$6,200, which is almost twice as much as the original proposal, so we will keep looking for a better quote. 4). Only one proposal has been received for the painting of the tennis/pickleball court fencing. Same issue here where the prices appear to be higher than they should be. 5). Aquatech will be scheduling the resurfacing of the spa soon.
- f. Security Report: The Association will remain with ADT for now.
- g. Web Report: 1). The fate of the website is still up in the air. There are many updates needed for the website to provide accurate information the communities.

UNFINISHED BUSINESS.

- a. Reopening of the Common Facilities: MOTION was made by Gary Beck and seconded by John Reisinger to open the fitness center, card room and clubhouse on May 1, 2021. It will be required that all participants follow current CDC Guidelines, and it is recommended that all participants wear masks.

MOTION PASSED.

MOTION was made by Gary Beck and seconded by John Reisinger to open the Clubhouse/Hall on June 1, 2021, at a maximum capacity of 40 persons. It will be required that all participants follow current CDC Guidelines, and it is recommended that all participants wear masks. Upon reopening, the rental of the clubhouse/Hall will include a rental fee of \$100, a security deposit of \$250, and a professional cleaning fee of \$125.

MOTION PASSED.

The website will need to be updated to reflect these approved changes as well as items that will be clarified at the May Board of Director meeting. The items to be decided in May are:

- 1) Should the sub-associations be required to pay the professional cleaning fee for their social events in the clubhouse/Hall?
- 2) Bookings for the use of the card room and the clubhouse/Hall. Suggested for discussion is the booking for a particular private function for a maximum of three consecutive months. Owners would have the opportunity to re-book for an additional three consecutive months in the last month of the previously approved three months period. These bookings can continue in three month periods unless some other party booked that space, time and day before your renewal.

MOTION was made by Gary Beck and seconded by Joe Foster to authorize up to 30 maintenance hours per week for Larry Vachon.

MOTION PASSED.

- b. Recap of the 2021 Annual Meeting: Covered under the President's report.

NEW BUSINESS.

- a. Association Updates: None.


For the Good of the Order: None.

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

MOTION PASSED.

The meeting was adjourned at 11:34 A. M. The next meeting will be held on Thursday, May 13, 2021, at 10:00 A. M., at the office of Keys-Caldwell, Inc., via Zoom.

Respectfully submitted,


James S. Kraut,
For the Secretary

**MINUTES OF THE ZOOM ORGANIZATIONAL MEETING
BOARD OF DIRECTORS
EAST VILLAGE MASTER ASSOCIATION, INC.
THURSDAY, APRIL 8, 2021
10:11 A. M.**

Present: Doug Abde, Meadow Run, term expiring 2023
Gary Beck, Willow Springs, term expiring 2023
Joe Foster, Heron Shores, term expiring 2023
David Gibson, Quail Lake, term expiring 2023
John Reisinger, Meadow Run, term expiring 2023 (at large)

Vacant Seat, Village Run, term expiring 2022
Sandra Schoenlein, Heron Lakes, term expiring 2022

Present from Management were Jim Kraut and Jackie Wood.

The meeting was called to order by the Acting Chairman, Jim Kraut, at 10:11 A. M. at the office of Keys-Caldwell, Inc, a quorum being present. Proof of notice of meeting was submitted. All motions passed at this meeting were unanimously approved by all Directors present, unless otherwise noted.

Hearing no objection, the officers were elected as follows:

President	Doug Abde
Vice President	Joe Foster
Secretary	Gary Beck
Treasurer	John Reisinger

The meetings will remain the second Thursday of each month at 10:00 A. M., at the East Village Clubhouse.

MOTION was made by Joe Foster and seconded by John Reisinger that the meeting be adjourned.

MOTION UNANIMOUSLY PASSED.

The meeting was adjourned at 10:12 A. M.

Respectfully submitted,


Jacalyn K. Wood,
For the Secretary

**MINUTES OF THE ZOOM ANNUAL ELECTION AND ANNUAL MEETING
EAST VILLAGE MASTER ASSOCIATION, INC.
THURSDAY, APRIL 8, 2021
10:00 A. M.**

Voting Representatives for the six Associations under the Master Association were:

Present:	Heron Shores	Joe Foster (72)
	Meadow Run	Doug Abde (132)
	Quail Lake	David Gibson (139)
	Village Run	No Representation (16)
	Willow Springs	Gary Beck (77)
Absent:	Heron Lakes	Sandra Schoenlien (35)

The meeting was called to order by the President, Doug Abde, at 10:00 A.M., via ZOOM. A quorum (142 votes required) was announced with five (455 votes) of the six (471 votes) representatives present. Proof of Notice of Meeting was submitted. Present from Management were Jim Kraut and Jackie Wood.

Doug Abde welcomed those present and thanked all for attending.

Reading and Approval of Minutes of Last Annual Meeting of May 28, 2020: MOTION was made by Doug Abde and seconded by Joe Foster to waive the reading of and to approve the minutes of the Annual Meeting of May 28, 2020, as presented.

MOTION UNANIMOUSLY PASSED.

APPOINTMENT OF INSPECTOR OF ELECTIONS: Hearing no objection, Jackie Wood was appointed Inspector of Elections.

ELECTION OF DIRECTORS

Quail Lake, Dave Gibson; Heron Shores, Joe Foster; Meadow Run, Doug Abde; Willow Springs, Gary Beck; and, Meadow Run, John Reisinger (at large position):

YES 455 NO 0

UNFINISHED BUSINESS: None.

NEW BUSINESS: Doug Abde read his report, a copy of which is attached and made a part of these original minutes.

There being no further business to bring before the Membership Representatives, the meeting was adjourned at 10:11 A. M.

Respectfully submitted,


Jacalyn K. Wood,
For the Secretary

EAST VILLAGE MASTER ASSOCIATION

Topics to review for annual meeting

April 8, 2021

Completed items for 2020 - 2021 to date

- Atlas Insurance renewed with a \$300 increase from the last policy levels.
- Hedges and shrubs will be trimmed around the club house at a reduced price.
- New signs on pool and spa rules installed from Dorsett signs.
- Spa repairs to heater completed.
- New hours posted 8am to 8pm, to change to dawn to dusk in June.
- New atomizer sprayer for fogging.
- Not completed Spa resurfacing, Exterior card room doors.
- New locks installed throughout facility
- Pool pumps replaced and repaired
- Irrigation system repaired, without the \$8,000 for new well
- Budget increase held at \$1.
- Parking lot resealed and striped at great savings
- Pool side wall surface cleaned
- Main building air handler replaced
- 26 Trees trimmed and 4 dead cut down
- New sanitizers installed throughout
- Weekend janitorial service in place
- Legal issues, suspension of privileges suspended, and no political signs confirmed

Florida has just passed new legislation that protects non-profit organization from Civil Liability related to Covid 19 issues. This will not shield from gross negligence.

Review club house use:

1) Items and policies to consider prior to opening the facility.

a) Clubhouse reservations

--- All private and HOA functions (other than board meetings) which are held on a regular monthly basis must be reserved each year. These will be on a first come first served and will not be reserved prior to Oct. 1st of each year for the following year.

b) Rental Fee

--- Should fees be increased from \$50 to \$100?

- c) Waiver Document
 - Include into the policy and rental agreement.
 - d) New Hours from dawn to dusk
 - EVMA are currently in reduced hours... do you want to change to dawn to dusk and if so, everything has to be coordinated with ADT.
 - e) Limitations of size of events in main clubhouse and card room
 - current capacity is 86 -- should this be reduced to ½ on a temporary basis?
 - f) Using outside cleaning company after large events
 - should cleaning charge be charged to clean the hall in addition to rental fee?
 - other than board meetings should a cleaning fee be charged to communities who book monthly community events?
- 2) Facility Manager hours:
- a) should the hours be increased to 30 hours per week which is obviously necessary to maintain adequate time for the increase in activities and sanitation required.
 - b) The 30 hours per week will allow us to increase the facility Manager time without the additional cost of state mandated benefits.
 - c) Hourly rate of pay and annual incentives will be reviewed on a yearly basis.

Please go to www.eastvillageofvenice.com for additional information with respect to our rental agreement and policies.

Policy will have to be updated to reflect any new decisions made by the board.

Respectfully
Doug Abde