

NOTICE
BOARD OF DIRECTORS ZOOM MEETING
EAST VILLAGE MASTER ASSOCIATION, INC.
THURSDAY, MAY 13, 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 April 8, 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. Appeal Request from Lot 47, 3154 Heron Shores Drive, Heron Shores.
 - b. Summer Schedule.
 - c. Association Updates.
9. For the Good of the Order.
10. Next Meeting Date: October 14, 2021.
11. Adjournment.

**MINUTES OF THE ZOOM MEETING
BOARD OF DIRECTORS
EAST VILLAGE MASTER ASSOCIATION, INC.
THURSDAY, MAY 13, 2021
10:00 A. M.**

Present: Doug Abde, (Via Zoom), President, (Via Zoom), Joe Foster, (Via Zoom), Vice President, John Reisinger, (Via Zoom arriving at 10:41 A.M.), Treasurer, David Gibson, (Via Zoom), and Sandra Schoenlien, (Via Zoom), Directors, Larry Vachon, (Via Zoom), Maintenance Director, Jim Kraut for Management and owners in the Zoom audience. Absent: Gary Beck, Secretary.

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 April 8, 2021 were approved, as presented.

Resignations and Appointments: None.

Communications and Announcements: None.

NEW BUSINESS.

- a. Appeal Request from Lot # 47, 3154 Heron Shores Drive, Heron Shores: The appeal was for a pomegranate tree/shrub relocation that was denied by the Heron Shores Board. The President read a statement, which is attached and made a part of these original minutes. The owner of Lot # 47 gave his statement of events. Jeanne Corbett gave the statement for the Heron Shores Board of Directors. Questions were asked of both the owner of Lot # 47 and Jeanne Corbett.

John Reisinger joined the meeting and asked additional questions. The President took a roll call vote of the Master Directors present as to whether the appeal from the owner of Lot # 47 should be upheld or dismissed.

Dave Gibson: Dismissed.

Sandra Schoenlien: Upheld.

John Reisinger: Dismissed.

Doug Abde: Dismissed.

The vote was three to dismiss and one to uphold, therefore the appeal was dismissed. The Board then provided the opportunity to resolve the issue without fines. The owner of Lot # 47 will have until June 4 to move the tree/bush back to the original location or a fine will begin on June 10, 2021.

Dave Gibson: Approve.

Sandra Schoenlien: Deny.

John Reisinger: Approve.

- b. Association Updates: None.

Reports of Officers and Committees:

- a. President's Report - Doug Abde: The President thanked the Master Board for hearing the appeal and providing a workable solution based on the information provided.
- b. Treasurer's Report – John Reisinger: 1). The finances are looking good. 2). The clubhouse loan is down below \$33,000.
- c. Legal/Compliance: MOTION was made by Doug Abde and seconded by John Reisinger to give Larry Vachon the authority to suspend owners key fobs with the approval of a single member over the summer months.
- d. Grounds/Lakes/Community Development Report: Grounds: The landscaping around the buildings and in the center island to the facility needs to be upgraded. Landscapers will provide ideas and estimates. Lakes: 1). Lake # 4 is in terrible shape and needs to be addressed as soon as possible. 2). Heron Shores is not maintaining the lake bank or the recommended “no mow” zone. 3). Management will request the most recent lake report from Beautiful Ponds and will put the lake maintenance contract out for bid in September.
- e. Facilities: Prices still appear to be higher than they should be.
- f. Security Report: ADT will be onsite next week to work with Larry Vachon on the security system.
- g. Web Report: 1). Invoices are coming in for the monthly costs and special uploads.


UNFINISHED BUSINESS.

- a. Reopening of the Common Facilities: 1). The opening of the fitness center, card room and clubhouse began on May 1, 2021. 2). The clubhouse opens on June 1. One reservation has already been made for June 19.

For the Good of the Order: 1). The Board will recess for the summer and reconvene on September 9. 2). The President stated that he would like to discuss the appeal process with the Heron Shores Board.

The meeting was adjourned by the President at 11:46 A. M. The next meeting will be held on Thursday, September 9, 2021, 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 **Appeal Hearing for Heron Shores**

The East Village Master Association represent the six communities that comprise East Village. It's our duty to ensure that the collective rights and interest of all homeowners are respected and preserved.

We all have chosen to live here in East Village and have accepted a contractual responsibility to abide by established policies and covenants, and to support all the governing laws and statutes of the state of Florida.

The Directors have a fiduciary responsibility to support the governing documents, and to perform their duties as outlined.

This review of a complaint by the owners of lot #47 falls under FS720, Sections 305, 306, 311 & CH718.112 section 1255.

Article VI - Architectural Control 6.2

In the event that a member association denies approval, owners may submit plans and specifications to the Master Association, which shall make a final decision which will be binding on the owners and the member association.

The alternatives to this hearing is for the disputing parties to file for dispute resolution, and if not satisfied, then file for suit.

Conduct of the Hearing

- The hearing will be conducted by the EVMA Board
- The president will act as the chair.
- The allotted time for the hearing is one hour.
- Board Members will ask questions after both parties have presented their case.
- The homeowner will present their case first. They may offer evidence, testimony and additional documents.
- The Heron Shores Board Representative will present their case. They should present documents and have testimony as necessary.
- The homeowner and the Heron Shores Board will have fifteen minutes each to present their case.
- The hearing members will have 5 minutes each to ask questions from both parties.