

NOTICE
BOARD OF DIRECTORS ZOOM MEETING
EAST VILLAGE MASTER ASSOCIATION, INC.
THURSDAY, SEPTEMBER 9, 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 May 13, 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 Update.
8. New Business:
 - a. Budget 2022.
 - b. 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, SEPTEMBER 9, 2021
10:00 A. M.**

Present: Doug Abde, (Via Zoom), President, 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, (Via Zoom), Maintenance Director, Jim Kraut for Management and one owner in the Zoom audience.

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 May 13, 2021, were approved, as presented.

Resignations and Appointments: None.

Communications and Announcements: Welcome back to the Board members.

Reports of Officers and Committees:

- a. President's Report - Doug Abde: 1). The facility ran well over the summer. 2). Needed repairs were done in house. 3). The bushes were replaced in the back of the East and Northern walls of the clubhouse. 4). There have been issues with the irrigation system. Repairs are being made as needed, but the system is old and is broken again. Dave Niklas has been instructed to make the repairs including replacing a capacitor and some relays. The Board will look into a wireless remote system. 5). The work on the spa is finally finished and the spa is up and running. 6). The game room and fitness center are being used on a regular basis. 7). The necessary repairs have been made to the water fountain. 8). Electrical fixtures are old and are being replaced instead of repaired. 9). The electrical fixtures in the island are being updated and the wiring is being replaced at a cost not to exceed \$500.
- b. Treasurer's Report – John Reisinger: 1). The August report was reviewed. 2). There is \$160,000 in the reserves but the operating account is about \$4,500 in the red, with Pool, Grounds, Utilities and Lake Management being the line items that are over budget. 3). The President and Treasurer will meet to determine if there are charges to the operating account that can be applied to the reserves. 4). The draft budget for 2022 will be presented at the October Board meeting.
- c. Legal/Compliance: A violation letter was sent to one group that used the clubhouse. The issue has been resolved.
- d. Grounds/Lakes/Community Development Report: Grounds: Covered. Lakes: 1). A new Lake Committee has been formed with one representative from each Association and Pat Abde as the Chair. The Committee will work on the existing lake policy, look at possible County funding/assistance, lake water quality and lake bank restoration. 2). Beautiful Ponds reported that every lake had grass clippings, which come from communities or lot owners mowing too close to the water's edge.

- e. Facilities: Covered.
- f. Security Report: ADT is doing an upgrade to the system.
- g. Web Report: 1). The website is not being used and updated by the Communities as it should be. 2). Management has reached out to a person who has developed websites in the past to see if she has an interest in working on the existing or creating a new website for the EVMA. This item will be added to the October website.

UNFINISHED BUSINESS.

- a. Reopening of the Common Facilities Update: The following three actions were agreed upon by the Board:
 - 1). The Board will hold their October meeting in the clubhouse using social distancing and Zoom. Masks are recommended. The final decision as to the location of the meeting will be sent to the Board a week prior to the October meeting.
 - 2). Clubhouse maximum occupancy will be changed from 40 back to the Fire Department allowance of 86.
 - 3). Sanitation practices and the third-party cleaning charge will remain in place.

NEW BUSINESS.

- a. Budget 2022: Covered.
- b. Association Updates: 1). Management will check the Strongroom access for the President and will send the Board a copy of the August financials for review. 2). The property looks great, and Larry Vachon is doing a great job.

For the Good of the Order: 1). David Gibson reported that the Quail Lake Board denied a request from an owner in their community to add a second floor on to the existing home. He cautioned the Board members that they needed to be prepared to address requests for possible tear downs and rebuilds and recommended that an amendment be adopted to the Declaration that restricts all homes to one story. 2). Village Run is still struggling. John Reisinger, the At – Large Director will be responsible for Village Run issues, if needed. 3). Gary Beck thanked Doug Abde for his hard work over the summer.

The meeting was adjourned by the President at 10:59 A. M. The next meeting will be held on Thursday, October 14, 2021, at 10:00 A. M., at the clubhouse and via Zoom.

Respectfully submitted,


James S. Kraut,
For the Secretary