

NOTICE
BOARD OF DIRECTORS ZOOM MEETING
EAST VILLAGE MASTER ASSOCIATION, INC.
THURSDAY, MARCH 10, 2022
AT THE EAST VILLAGE CLUBHOUSE
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 February 10, 2022.
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.
 - b. 2022 Annual Meeting.
8. New Business:
 - a. Association Updates.
9. For the Good of the Order.
10. Next Meeting Date: April 14, 2022.
11. Adjournment.

**MINUTES OF THE ZOOM MEETING
BOARD OF DIRECTORS
EAST VILLAGE MASTER ASSOCIATION, INC.
THURSDAY, MARCH 10, 2022
10:00 A. M.**

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

The meeting was called to order by the President, Doug Abde, at 10:02 A. M. in the EVMA clubhouse, 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 February 10, 2022, were approved, as presented.

Resignations and Appointments: None.

Communications and Announcements: 1). Quail Lake owners are requesting that the weight bench and free weights are replaced in the exercise room. 2). Quail Lake owners are requesting that the pool hours be extended in the evening. Daylight savings time begins this weekend so the pool will automatically stay open later.

Reports of Officers and Committees:

- a. President's Report - Doug Abde: Deferred.
- b. Treasurer's Report – John Reisinger: 1). A copy of the credit card transactions for December, January and February were distributed to the Board for review. There will be five new sub accounts added to the 2022 budget to better track expenses. 2). There is still an issue about access to the financial statements.
- c. Legal/Compliance: 1). A violation letter was sent to an owner regarding children riding scooters on the facility entryway and pool deck. A letter of apology has been received. A letter will be sent requesting that these children come back and clean the tire tracks from the decking. 2). The person urinating in the changing room will be contacted.
- d. Grounds/Lakes/Community Development Report: Grounds: There is still a problem with the shared irrigation system. A well is being discussed and priced. An insurance appraisal is needed to make sure values and replacement costs are accurate.

MOTION was made by Gary Beck and seconded John Reisinger to have an insurance appraisal of the facility done in 2022.

MOTION PASSED.

Lakes: The County has been removing invasive plants along the walking path. The County is requesting an additional entry agreement through Meadow Run to maintain the path. There will be a Lakewatch meeting at the County extension office on Clark Road at 5:30 P.M. on March 31. Owners interested in going should contact Pat Abde.

The President provided Board members with a copy of an RFP for lake maintenance, which will be distributed to qualified vendors for pricing. Community Development: No report. Still looking for volunteers.

- e. Facilities: MOTION was made by John Reisinger and seconded by Gray Beck to amend the proposal from Martana Property Maintenance to replace the doors in the cardroom at an adjusted cost of \$3,540.26, including the permit and hurricane rated doors.

MOTION PASSED.

- f. Security Report: Looking for pricing to install a card reader on the front gate of the tennis/pickleball courts so that owners do not have to go through the gates from the pool area.
- g. Web Report: 1). Met with Dave Hill two weeks ago and will meet again tomorrow. The new website will look very similar to the website for Sorrento Woods HOA if you want to take a look at that. Hostgator is the name of the company doing the work. The startup cost will be \$500 and will cost \$360 per year for monthly maintenance.

UNFINISHED BUSINESS.

- a. Reopening of the Common Facilities Update: MOTION was made by Sandra Shoenlein and seconded by Joe Foster to discontinue the 3rd party cleaning of the clubhouse for private parties and instead pay Larry Vachon \$75 for each cleaning. The \$75 fee will be part of the reservation process.

MOTION PASSED.

(For: Abde, Beck, Foster, Gibson, Schoenlein, Wahler. Abstain: Reisinger).

- b. 2022 Annual Meeting: The Heron Lakes and Village Run seats are up for election in 2022.

NEW BUSINESS.

- a. Association Updates: MOTION was made by Gary Beck and seconded by Joe Foster to spend up to \$3,000 to relandscape the center island, including \$2,347 for Truscapes to remove all existing plants except for the Magnolia tree, from the center island.

MOTION PASSED.

For the Good of the Order: None.

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

MOTION PASSED.

The meeting was adjourned 11:48 A. M. The next meeting will be held on Thursday, April 14, 2022, at 10:00 A. M., in the clubhouse via Zoom.

Respectfully submitted,
James S. Kraut,
For the Secretary



EVMA Credit Card Charges-12/10/21

<u>Buyer</u>	<u>Vendor</u>	<u>Description</u>	<u>Cost</u>	<u>Actual</u>	<u>Expense Account</u>	<u>Recommended</u>	<u>Category</u>
Doug	Home Depot	Poinsettia	30.74		Contingency-7900		
Doug	Staples	No Receipt	37.44		Printing/Postage/Office Supplies-5101	Supplies-Other	Other Expenses
Doug	CES	Pool service call-Rotary flow switch	388.76		Pool Equip/Repairs	Printing/Postage/Office Supplies-5101	Admin Expenses
Larry	Amazon	Garden Bench-Tennis Courts	320.95		Bldg Maintenance-6010	Pool Equip/Repairs	Pool Expense
Larry	"	"	320.95		"	Bldg Maintenance-6010	General Maintenance
Larry	"	"	-6.69		"	"	"
Larry	Home Depot	Brush, Silicone, Kilz, Lamp Holder	32.85		"	"	"
Larry	Amazon	Medical Gloves-2 Boxes of 100	20.28		Clubhouse/Cottage Custodial Cleaning-6025	Supplies-Buildings	General Maintenance
Larry	Leslies Pools	Pool Chemicals	38.65		Pool Chemicals-6202	Supplies-Cleaning	General Maintenance
Larry	Amazon	Pool Chemicals	22.46		"	Pool Chemicals-6202	Pool Expense
Larry	Amazon	Foam Handle Grips	10.61		Bldg Maintenance-6010	"	"
Larry	Amazon	Green Exit Button for Gate	24.94		"	Supplies-Buildings	General Maintenance
Larry	Amazon	Pool Life Ring	96.29		"	Supplies-Buildings	General Maintenance
Larry	"	Pool Defoamer	26.74		Pool Chemicals-6202	Supplies-Buildings	General Maintenance
Larry	Amazon	Grip Handles for Exercise Equip	12.80		Bldg Maintenance-6010	Pool Chemicals-6202	Pool Expense
Larry	"	Wall Clock w/Thermometer	26.70		"	Supplies-Buildings	General Maintenance
Larry	Dollar Tree	Bottled water	9.00		Printing/Postage/Office Supplies-5101	Supplies-Buildings	General Maintenance
Larry	Home Depot	Critter Ridder	32.05		Pest Control-6040	Supplies-Other	Other Expenses
Larry	Home Depot	Hose Nozzle	6.40		Bldg Maintenance-6010	Pest Control-6040	General Maintenance
Larry	"	U-Bolt	1.36		"	Supplies-Buildings	General Maintenance
Larry	"	2 Outlets	25.64		"	"	"
Larry	"	Combo Pack	44.91		"	"	"
Larry	"	Germinical Bleach	5.33		"	"	"
Larry	"	Low Profile Light	23.54		"	"	"
			<u>1,552.69</u>				

EVMA Credit Card Charges-01/10/22

<u>Buyer</u>	<u>Vendor</u>	<u>Description</u>	<u>Cost</u>	<u>Actual</u>	<u>Expense Account</u>	<u>Recommended</u>	<u>Category</u>	
Doug	Home Depot	No Receipt	60.23		Bldg Maintenance-6010	Contingency-7900 (no receipt)	Other Expenses	
Doug	Go Daddy	No Receipt	233.97		Bldg Maintenance-6010	Telephone/Internet-5120	Admin Expenses	
Larry	Amazon	Medical Gloves-2 Boxes of 100	20.30		Clubhouse/Cottage Custodial Cleaning-6025	Supplies-Cleaning	General Maintenance	
Larry	Amazon	Adjustable Fogger *	3.29		Clubhouse/Cottage Custodial Cleaning-6025	Supplies-Cleaning	General Maintenance	
Larry	Amazon	Disinfecting Wipes	8.32		Clubhouse/Cottage Custodial Cleaning-6025	Supplies-Cleaning	General Maintenance	
Larry	Amazon	Wall Clock w/Thermometer	25.67		Bldg Maintenance-6010	Supplies-Buildings	General Maintenance	
		Rubber Grips for Tools	10.69		Bldg Maintenance-6010	Small Tools	General Maintenance	
		Printer Cable	7.34		Bldg Maintenance-6010	Office Supplies	Admin Expenses	
Larry	Home Depot	Screws	1.37		Bldg Maintenance-6010	Supplies-Buildings	General Maintenance	
Larry	Amazon	Anti foam defogger concentrate	26.74		Bldg Maintenance-6010	Pool Chemicals-6202	General Maintenance	
Larry	Dollar Tree	Bottled water	10.00		Pool Chemicals-6202	Supplies-Other	Pool Expense	
Larry	Walmart	Micro Ban	12.71		Bldg Maintenance-6010	Supplies-Cleaning	Other Expenses	
Larry	Amazon	Disinfectant Fogger Machine	46.00		Cleaning-6025	Supplies-Cleaning	General Maintenance	
Larry	Amazon	Ceiling Fan Duster Refills	13.61		Cleaning-6025	Supplies-Cleaning	General Maintenance	
Larry	Embroidery Patch	Polo Shirts-Larry	128.40		Cleaning-6025	Supplies-Cleaning	General Maintenance	
Larry	Amazon	Medical Gloves-2 Boxes of 100	18.24		Contingency-7900 (no receipt)	Supplies-Other	Other Expenses	
Larry	Home Depot	Weed/Grass Spray	71.07		Clubhouse/Cottage Custodial Cleaning-6025	Supplies-Cleaning	General Maintenance	
Larry	Amazon	WiFi Router	212.93		Bldg Maintenance-6010	Pest Control-6040	General Maintenance	
					Bldg Maintenance-6010	Telephone/Internet-5120	Admin Expenses	
				<u><u>910.88</u></u>				

* GC applied. Actual cost \$42.79

EVMA Credit Card Charges-02/07/22

Buyer	Vendor	Description	Cost	Actual	Expense Account Recommended	Category
Doug	Publix	No receipt	30.44	Bldg Maintenance-6010	Contingency-7900 (no receipt)	Other Expenses
Doug	Home Depot	No receipt	13.19	"	Contingency-7900 (no receipt)	Other Expenses
Larry	Home Depot	Item returned for credit	-32.06	N/A	N/A	N/A
Larry	Home Depot	Item returned for credit	-4.26	"	"	"
Larry	Home Depot	Pressure washer nozzle & wand	80.19	Bldg Maintenance-6010	Supplies-Buildings	General Maintenance
Larry	Home Depot	Leader Hose	6.48	"	"	"
Larry	Amazon	Pool filter cartridge	166.90	Pool/Equip Repairs-6201	Supplies-Pool/Spa	Pool Expense
Larry	Amazon	Hayward cartridge	69.54	"	"	"
Larry	Amazon	Anti foam defoamer	10.69	Pool Chemicals-6202	Pool Chemicals-6202	N/A
Larry	Amazon	Fogger machine/Spray gun	57.68	Cleaning-6025	Supplies-Cleaning	General Maintenance
Larry	Dollar Tree	Bottled water	10.00	Bldg Maintenance-6010	Supplies-Other	Other Expenses
Larry	Home Depot	Blank wallplate	1.05	"	Supplies-Buildings	General Maintenance
Larry	Amazon	Tile & Vinyl cleaner	23.96	Cleaning-6025	Supplies-Cleaning	"
Larry	Amazon	Medical gloves-4 boxes of 100 *	0.23	"	Supplies-Cleaning	"
Larry	Home Depot	Entry knob & closet wheel guides	19.21	Bldg Maintenance-6010	Supplies-Buildings	"
	Total		453.24			

* GC applied. Actual cost \$46.23

EVMA March 2022 Meeting

- Irrigation Pump in and working. We would like to install a new pump just for the recreational facilities use only, we would only be responsible for the maintenance and up keep for our pump. Options for irrigation --well --new water line to the facility.
- Web site in the works, we had a meeting with Dave Hill and the web Master and will develop based on the Sorrento Woods site.
- Complaint from the Quail lake President about the pool hours, see notes and emails.
- Scooters being operated in the pool area and courtyard leaving skid marks, see emails.
- Lake Management issues. No visible application or treatments, no reports, no response to our concerns.
- West Coast Lake and Wetlands met with lakes chairman to evaluate the existing agreements and lakes conditions. New contracts and agreements will be considerably higher than the current costs.
- Sarasota County Parks and Recreation wants new agreement to access the pathway along the lakes for maintenance issues, see documents.
- Center parking lot Island clearing old shrubs and debris and new attractive plants. Up to \$5,000
- Atlas Insurance would like to have a new property appraisal done so that they can upgrade our insurance policies, this would not effect our Director liability coverage but will increase our property values, estimate of additional premium 30%

DRAFT FOR LAKE BIDS

1. Conduct lake and shoreline inspections and treatments on a monthly basis for any algae, exotic and invasive plants on all 7 ponds. Treat in a timely manner.
2. Shoreline management starts at control elevation and downward into lake.
3. Submit Reports on all 7 ponds on a monthly basis.
4. Work with the EVMA and their Lake Committee to facilitate removal of Tilapia in all 7 ponds on an as need basis.
5. Use only environmentally friendly sustainable products that are authorized by County, State and Federal law.
6. Work with the EVMA and their Lake Committee for environmental grants. Write the specific scientific portion of the grant.
7. Work with the EVMA and their Lake Committee to insure the community is always in compliance with local and state laws.
8. Work with the EVMA and their Lake Committee on fish kills. If contractor is the sole cause of these fish kills, they will remove all dead fish at their expense.
9. Provide educational articles and/or meetings to the EVMA Lake Committee and/or residents to keep the community HOA's informed of how to maintain their ponds.
10. Make themselves available to attend meetings to address concerns and provide information as to the condition of EVMA ponds.
11. Maintain all proper licenses, insurances, necessary vehicles required for maintenance and safety of contract workers and EVMA and individual HOA's land.

12. Inform the EVMA and/or their Lake Committee on scheduled inspections.
13. All herbicide applications should be conducted by a state-certified aquatic herbicide applicator.
14. Contract will be a 2-year agreement with renewal as decided by EVMA Board of Directors. Either side may cancel with a 30- day written notice with no penalty.