



# *East Bay Plantation*

## Homeowners Association Meeting Minutes

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Meeting Type: Annual Meeting

Date: Saturday, December 7, 2024

Time: 10:00am

Place: Pool

Attendees:

Ingrid Santangelo – Vice President

Sue Sorensen – Director

Melissa Tuite – Secretary

Gary Scamehorn-Media

Anne Caruso- Welcome

Mary Sipes-Welcome

Ray Caruso- ARC

Tom Kenyon-ARC

### **Meeting started 10:00 am**

#### A. Secretary's Report

- . a. Minutes were read from September 7, 2024 General Meeting- motion to accept- Johanna van Dalen, Second, Gary Scamehorn- minutes approved.

#### B. President's Report- given by Ingrid Santangelo (VP)

##### a. Updates and Reminders

- Reminder to be solicitous to neighbors.
- Request for any requests placed in HOA mailbox- please include the purpose i.e., HOA dues or ARC Request and the house number on the envelope.

#### C. Treasurer's Report- presented by Secretary with report from SMB Accounting, LLC

##### a. Current account balance as of November 30, 2024

- i. Operating: \$11,600.59
- ii. Reserve: \$33,882.37 + \$75,000 in CD
- iii. Accounts Receivable: \$219.50
- iv. Total: \$120,702.46

##### b. HOA Fees Notification-

- 2025 HOA Fee invoices were sent out with the annual package. Assessment increased \$14 dollars from 2024 fee to \$486.00.
- There is one resident left with outstanding HOA dues. SMB to send notice with late fees.

#### D. Nomination and Election of 2025 Board of Directors

- No nominations were received before the Annual meeting though the opportunity and directions for submission were included in Annual packet. Nominations were received from those in attendance. There were four director slots to be filled.
- HOA members voted by secret ballot on the new directors.
- 2025 Board of Directors were selected and officers will be selected at the first Board meeting of 2025.
  - Derek Madlener
  - Ryan Drygas
  - Mary Beanblossom
  - Brian Scalise
  - Rodney Porterwood- existing director from 2024
- Cathy Baroletti was also appointed to the role of Treasurer to fill the vacant spot.

## Committee Reports

### a. ARC

- Please continue to submit ARC forms before any work is completed. Forms can be found on the East Bay Plantation HOA website. [Home | East Bay Plantation \(eastbayhoa.com\)](https://www.eastbayhoa.com)
- Plans are in the works to reinstate monthly ARC committee meetings to review questions and requests. These will be posted and residents can attend if they have questions.
- We are need of additional ARC committee volunteers. If interested in volunteering please reach out to a Board member.
- ARC form to be modified to require only one item on each form so that there is no confusion in what each ask is and the response to those asks.
- Request was made for consideration of adding a Flagpole to the front entrance of the subdivision. A small group was formed to create a proposal and present to the board for consideration at the next Board meeting.

### b. Landscape

- Sue Sorenson reported on the Palm Trees and Junipers on the front entrance area. Seeking input and volunteers to help decide what to plant. Junipers will be removed due to growth issues. A small group was formed to review options for landscaping front entrance way.
- Residents are reminded that they need to call Waste Management for special pick up of large yard debris piles (greater than 4X4). Also no nails or other materials like rope and plastic should be in the pile of debris. Waste management will not pick up yard debris in plastic bags. Put in yard waste containers.

### c. Lake

- HOA will add additional fish to pond as the pond has now filled back up with water.

### d. Pool/Tennis Court

- Reminder to homeowners, the tennis court is only for pickleball and tennis.
- New filter has been installed in pool.
- A chair was broken and replaced in the pool area.
- There was a request to evaluate the placement of a one sided basketball net in the Tennis area. Research needs to be done with the turf company to see if the court can handle basketball activity. There was also a note that the HOA needs to review impact to insurance for common area if court added.

### e. Media

- Posted minutes of BOD and General Meetings to Website
- Posted new State Legislation with rules and regulations for HOAs to website
- Posted information about waste management and non-emergency number to Melbourne police.

- Garage sale was a success. Request to have them twice per year if possible.

f. Welcome

- Mary Sipes and Anne Caruso reported that there are two houses on the market in EBP.

a. .

**Meeting ended: motion to adjourn by Gary Scamehorn, second Ann Caruso. Meeting adjourned 11:36 am**